

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 10, 1974, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips
 Aldermen Bowers, Gibson, Harcourt, Hardwick,
 Linnell, Marzari, Massey, Pendakur,
 Rankin and Volrich

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there was one matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
 SECONDED by Ald. Hardwick,

THAT the Minutes of the Regular Council Meeting of December 3, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

VARIATION OF AGENDA

The Council agreed to vary the agenda to consider By-laws.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4738,
BEING THE LODGING HOUSE BY-LAW

MOVED by Ald. Harcourt,
 SECONDED by Ald. Hardwick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
 SECONDED by Ald. Hardwick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3614,
BEING THE LOCAL IMPROVEMENT PRO-
CEDURE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Sundry Text Amendments)

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Pendakur was excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 3334,
BEING THE SUBDIVISION CONTROL
BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the following amending By-laws, (nos. 5, 6, 7, 8, 9, 11 and 12) involving CD-1 zoning, be enacted on the understanding that no development permit will be issued until the general conditions set down by Council at the Public Hearings are first fulfilled.

- CARRIED UNANIMOUSLY

- 5. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Site Bounded by Burrard,
Pine, 6th and 7th Avenues)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick, Linnell and Rankin were excused from voting on the By-law)

- 6. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S/W Corner School and
Tyne Streets)

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick, Linnell and Rankin were excused from voting on the By-law)

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BY-LAWS (cont'd)

7. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (W/S Renfrew Street between
18th and 19th Avenues)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Site Bounded by Arbutus,
Nanton and Yew Streets)

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Hardwick and Pendakur were excused from voting on this By-law)

9. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S/S Cordova between Gore
and Dunlevy Streets)

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Pendakur was excused from voting on this By-law)

BY-LAWS (cont'd)

10. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Site Bounded by Nanaimo,
Charles & Williams and Lane imm-
ediately East of Nanaimo Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Hardwick and Pendakur were excused from voting on this By-law)

11. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S/E Corner Georgia and
Commercial & N/E Corner Adanac
and Commercial)

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Hardwick and Pendakur were excused from voting on this By-law.

12. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (N/E Corner of Columbia &
Keefer Streets)

MOVED by Ald. Pendakur,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

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BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING
THE ZONING AND DEVELOPMENT BY-LAW (N/E
Corner of Columbia and Keefer Streets)
(continued)

MOVED by Ald. Pendakur,
SECONDED by Ald. Volrich,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick, Linnell and Rankin
were excused from voting on this By-law)

13. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW; AND TO AMEND BY-LAWS NOS.
4393 AND 4446 BEING BY-LAWS CREATING
COMPREHENSIVE DEVELOPMENT DISTRICTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Hardwick, Linnell, Pendakur and
Rankin were excused from voting on this By-law)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole,
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Additional Police Manpower

Under date of November 21, 1974, the Vancouver Municipal Police
Board submitted the following resolution concerning police manpower:

"That City Council be requested to approve an increase in the
authorized strength of the police force of 328 members plus
the required additional civilian staff and equipment;

That the increase in strength be implemented over a two year
period with 164 policemen being engaged in 1975, and 164
in 1976;

That City Council be asked to consider authorizing the requested
increase in strength in advance of the 1975 Budget;

That the Federal and Provincial Governments be requested to
examine the cost sharing arrangements with regard to
municipal policing."

cont'd....

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REPORT REFERENCE (cont'd)

Additional Police Manpower
(continued)

The letter also stated that the Mayor is arranging for the Board to meet with Vancouver area M.P.'s and M.L.A.'s to discuss policing.

The Chief Constable was requested by the Police Board to report on the proposed deployment of additional staff and the cost involved.

The Chief Constable, members of his staff and Dr. Hogarth, representing the B.C. Police Commission, addressed the Council speaking in support of the additional personnel requested, and in particular, requesting that Council authorize 75 personnel in advance of the 1975 Budget to permit these trainees to enrol at the Police Training Academy early in 1975.

The Chief Constable and his staff, by means of charts, detailed statistical information on the crime rate per population in Vancouver compared with other major cities in Canada. Council was also given information on the number of calls that the Police Department had responded to last year and occasions when units were not available to respond.

Council was reminded that a further meeting on this topic has been arranged for January 16, 1975.

MOVED by Ald. Bowers,

THAT Council authorize the recruitment of 75 personnel to the next police training class; and

FURTHER THAT the Federal and Provincial Governments be requested to examine the cost sharing arrangements and other related matters with regard to municipal policing.

- CARRIED UNANIMOUSLY

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FREEDOM OF THE CITY OF VANCOUVER

Mrs. Grace MacInnis

At this point in the proceedings, the Mayor paid tribute to Mrs. Grace MacInnis, who had been granted Freedom of the City by resolution of Council on July 23, 1974.

Mayor Phillips read the Freedom Scroll which was presented to Mrs. MacInnis along with a gold Freeman's medallion, parking plaque, and advised Mrs. MacInnis of other Civic privileges.

Mrs. MacInnis addressed the Council and expressed her appreciation for the honour bestowed upon her.

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The Council recessed at approximately 3:45 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in open Council at 4:35 p.m. in the Council Chamber with the same members present.

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REPORT REFERENCE (cont'd)

False Creek Open Space

Council noted a report dated December 4, 1974, from the Director of Planning regarding False Creek - Open Space which provided a prospective and philosophy for all open space in the False Creek Sub Areas.

MOVED by Ald. Hardwick,
THAT the report be received and referred to the Standing Committee on Civic Development.

(Alderman Linnell opposed) - CARRIED

False Creek, Area 6, Front
End Expenditures

The Director of Finance addressed the Council in explanation of a report submitted by the False Creek Project Manager and himself as contained in the Manager's report dated December 2, 1974. The report dealt with front end expenditures in Area 6 of False Creek and contained recommendations with respect to the City not discounting the land value by 50% in the event of sale to a senior government, and also recommendations on the minimum lease rate.

MOVED by Ald. Gibson,
THAT in respect of leasing, Council reaffirm its policy approved at the Council meeting on December 3, 1974, and any proposals to the contrary be reported to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the City recover the full costs of development of Phase I, Area 6, False Creek, which are presently estimated to be \$8 million.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Rankin,
THAT the Bureau of Transit Services be requested to provide a transit system to serve the False Creek area in conjunction with the existing transit system in the City.

- CARRIED UNANIMOUSLY

Public Open Space - City-owned
Land, Area 6, False Creek

The Council considered the following report of the False Creek Project Manager dated December 4, 1974, concerning Public Open Space and City-owned land, Area 6:

"Introduction

City Council on 12th November, 1974 following a public hearing on 27th June, adopted a Local Area Development Plan for City owned lands, Phase 1, Area 6, False Creek. The Plan included approximately 26.6. acres of public open space, of which 15.5 acres was designed a "destination park" accessible to and attractive to the general public in addition to the playfields associated with the elementary school.

City Council on 13th August, 1974 approved a budget and terms of reference for the preparation of a park design program by a team headed by Thompson, Berwick, Pratt+ and including the Smith Williams Group, recreational land use planners and landscape architects from California.

The terms of reference required the preparation of a facilities program, a conceptual plan for development, and guidelines for scheduling, designing and constructing the public open spaces within the budget of \$2,600,000. Upon completion of this study contracts can be awarded for the detailed design and construction of individual park components.

REPORT REFERENCE (cont'd)

Public Open Space - City-owned Land,
Area 6, False Creek (continued)

The terms of reference also required the appointment of a Park Advisory Committee to advise the Project Manager and through him the design team, consisting of representatives of the -

Park Board staff

Planning Department

Vancouver City Planning Commission

B. C. Society of Landscape Architects, and,

Area 6 Citizens Advisory Panel.

Final Report

The final report of the design team will be submitted in January 1975, with the intention that work will start in the Spring, 1975.

Interim Report

The design team, aided by the Advisory Committee, have reached certain conclusions regarding a theme for the park, and the general nature of the improvements. Before proceeding further, this interim report is being submitted to obtain guidance from Council.

In developing the theme and the proposed program, the design team has had four meetings with the 11 member Public Space Advisory Committee. In addition, meetings were held with Marathon Realty regarding plans for Area 2, the Park Board staff regarding Vanier Park and Sunset Beach, C.M.H.C., regarding Granville Island, and the City Planning Department.

Discussion

The following points have emerged as the study has progressed and are put forward as principles upon which the recommendations are based.

1. The public spaces both in Area 6 and around the False Creek basin and adjacent areas should be linked together with pathways, lineal parks, waterfront walkways, and water and land transportation systems to provide a continuous and varied parkway system.
2. It is desirable that the public open space in Area 6 be accessible to the general public and worthwhile visiting, and not simply an amenity for those living in False Creek.
3. The water is a major amenity attraction, and there should be strong water orientation in terms of waterfront activities, water transportation and access to the water. For example, a creek ferry, boat rentals and charters, marina, liveaboard community, view platforms, view alcoves and sight lines to the water all should be developed.
4. The proposals for public open spaces and public parking in Area 6 should be considered in the context of plans for all the public open spaces throughout the False Creek basin.
5. Area 6 public open space is likely to be the largest single open space in the False Creek basin, and therefore should be kept open - no major buildings and no major facilities should be contemplated. This may be the key factor in making it a "special place".

cont'd....

REPORT REFERENCE (cont'd)Public Open Space - City-owned Land,
Area 6, False Creek (continued)

6. It should be more passive than active - that is more trees and grass, pathways, waterfront activities, special interest areas, in addition to playfields adjacent to the school, and less tennis courts, golf, playing fields, swimming pools, amphitheatres etc. These latter would be more appropriate elsewhere in the False Creek Basin.
7. To be attractive to the general public it should have a strong "theme" - it should be a "special place" - it should offer opportunities to learn, to share experiences, to involve older people, to captivate the imagination of children, to participate in arts and crafts as well as to relax, to read, to picnic, to stroll or to contemplate.
8. The theme suggested revolves around forestry. What would such a park be like? For example, it would be a network of connecting undulating meadows of natural grasses and paths leading to the water edge relieved by a "dense" wooded area. The wooded areas would provide opportunities for a natural "learning centre" for the nearby elementary school. The meadows perhaps similar to Ceperly Meadows in Stanley Park could link the islands of wooded area and lead to the waterfront walkway. Some of the meadows would be relatively small and suitable for picnicing, resting, viewing the city and the mountains beyond. Other meadows would be larger and suitable for spontaneous games. Fresh water ponds could be located throughout the park, some being developed in their natural state and others being more formal. Small but colourful events such as folk dances, mime, craft display, art in action etc., would be developed in conjunction with the paved pedestrian streets and squares linking the residential areas and commercial shops to the park. Here there would be emphasis on the educational, avocational, historical and naturalist aspects of the forestry theme.
9. The open space would be designed and developed so that the theme is established as a basic framework, but also so that the character can grow and adjust as dictated by the people using it.
10. There is an opportunity for the City to provide leadership by suggesting what is and what is not appropriate in each of the areas of the basin.

For example, Granville Island could become an attractive mixture of commercial pedestrian streets, and small parks utilizing renovated buildings where possible. Vanier Park could become a centre for cultural facilities and a dramatic setting for large "open air" programs. Area 1 - North Shore (between Burrard and Granville) could become a gateway to the downtown core and a link to English Bay. Area 2 - North Shore (between Granville and Cambie) could become a mixture of urban squares and connecting small parks and continuous waterfront walkway.
11. A major consideration in the development of a park system in False Creek is timing - consideration should be given to the ways and means of encouraging an early and simultaneous start on the basic network of parks - pathways - waterfront promenades, particularly in Areas 1, 2, 6, 9 and 10.

RECOMMENDATIONS

It is RECOMMENDED THAT the design team follow the above described principles, and more specifically the following recommendations in completing their park design program for the public space in Area 6.

1. THAT the Area 6 open space in the centre of Phase 1 be developed as a "special place" with a "forestry" theme.

cont'd....

REPORT REFERENCE (cont'd)

Public Open Space - City-owned Land,
Area 6, False Creek (continued)

- 2. THAT the open space be more passive than active, and
 there be no major buildings and no major facilities.
- 3. THAT the "forestry" theme be developed both in the
 central open space and in the public spaces between the
 enclaves.
- 4. THAT public spaces be linked to make a park system both
 within Area 6 and throughout the False Creek basin and
 adjacent areas.
- 5. THAT there be a strong water orientation.
- 6. THAT suggestions be prepared as to what is and what
 is not appropriate for each of the public spaces
 around the False Creek basin, and the means of
 encouraging an early and simultaneous start on the
 basic network of the ultimate park system. "

Mr. Wayne Williams, Smith Williams Group and Mr. Richard Rabnett of Thompson, Berwick & Pratt, addressed the Council and, by means of slides, explained some of the principles described in the report. Following the discussion with respect to preserving "long views" in the park program, it was

MOVED by Ald. Hardwick,
 THAT the recommendations of the Project Manager contained in
the foregoing report be approved after amendment as follows:

"RECOMMENDED THAT the design team follow the above described principles, and more specifically the following recommend-
ations in completing their park design program for the
public space in Area 6.

- 1. That the Area 6 open space in the centre of Phase 1
 be developed as a 'special place'.
- 2. That the open space be more passive than active, and
 there be no major buildings and no major facilities.
- 3. That public spaces be linked to make a park system both
 within Area 6 and throughout the False Creek basin and
 adjacent areas.
- 4. That there be a strong water orientation.
- 5. That suggestions be prepared as to what is and what is
 not appropriate for each of the public spaces around
 the False Creek basin, and the means of encouraging an
 early and simultaneous start on the basic network of
 the ultimate park system.
- 6. That significant 'long views' be preserved as an integral
 part of the park design program."

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:15 p.m. to reconvene
at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately
7:30 p.m. with Deputy Mayor Rankin in the Chair and the following
members present:

PRESENT: Deputy Mayor Rankin
 Aldermen Bowers, Gibson, Harcourt, Hardwick,
 Linnell, Marzari, Massey and Volrich

ABSENT: Mayor Phillips (Civic Business)
 Alderman Pendakur

DELEGATIONS

Areaway at 325 Water Street
Lot B, Block 9, D.L. 541

Council considered a report from the City Engineer under date of December 9, 1974, concerning the areaway at 325 Water Street. The report cited the history of the matter and Council noted that the following recommendations had been approved on October 8, 1974:

- "(a) The owner be ordered to remove his structure, fill up the cavity and restore the sidewalk within one week;
- (b) If the owner fails to carry out Council's instructions within the stipulated time, the City Engineer be authorized to carry out the work and bill the owner for all costs."

Mr. W. Forster, representing the owner, addressed Council and, with the aid of photographs and a plan, spoke in support of stairway plans involving the property in question. The City Engineer, in his report, advised that under the Street and Traffic By-law, he would reject the stairway plans proposed should a formal submission be made by the owner.

MOVED by Ald. Gibson,

THAT the representations made by the delegation, and the City Engineer's report of December 9, 1974, be received.

- CARRIED

(Alderman Massey opposed)

Day Off With Pay:
December 27, 1974

Council received a delegation from Mr. R.C. Ross, representing the V.M.R.E.U. and C.U.P.E. Local 1004. Mr. Ross spoke in support of a letter submitted to Council under date of December 6, 1974, requesting a day off with pay for employees of both Unions on December 27th. Mr. Ross advised the Council that other municipalities School Boards, Federal and certain Provincial Government employees have been granted December 27th off.

MOVED by Ald. Harcourt,

THAT all Civic staff under the jurisdiction of the V.M.R.E.U. and C.U.P.E. Local 1004, be permitted December 27th as a day off with pay with the proviso that employees who are required to work, be given a day off in lieu at some later date at the convenience of the Department Head.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, and Volrich opposed)

MOVED by Ald. Marzari,

THAT the foregoing motion of Alderman Harcourt be tabled, and in the meantime, the City Manager discuss the arrangements with the Union and submit a report on such arrangements with costs involved.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Rankin and Volrich opposed)

MOVED by Ald. Massey,

THAT the motion of Alderman Harcourt be amended by striking out the words "under the jurisdiction of the V.M.R.E.U. and C.U.P.E. Local 1004" and adding the following:

"FURTHER THAT this action by Council be recommended to Police, Library and Park Boards."

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Rankin and Volrich opposed)

The amendment having lost, the motion of Alderman Harcourt was put and LOST.

REPORT REFERENCE (cont'd)

Traffic During Construction
of Block 51, 61 and 71

The City Engineer gave a detailed report with respect to Clause 1 of the Manager's Report (Fire and Traffic Matters), dated December 6, 1974, dealing with traffic arrangements during construction of the Provincial Government Complex (Blocks 51, 61 and 71).

MOVED by Ald. Harcourt,

THAT relief from traffic disruption be obtained by using two lanes on Robson Street between Howe and Hornby for both buses and automobiles during the second half of construction of this project.

(Not Put)

MOVED by Ald. Linnell,

THAT relief from traffic disruption be obtained by using two lanes on Robson Street between Howe and Hornby for both buses and automobiles continuously.

- CARRIED

(Aldermen Bowers, Harcourt, Rankin and Volrich opposed)

Transit Routes in the
Marpole Area

The Assistant City Engineer - Traffic and Transportation, reported in detail with respect to Clause 1 of the Department Report (Fire and Traffic Matters) dated December 6, 1974, concerning transit matters in the Marpole Area.

Following the explanation, it was

MOVED by Ald. Harcourt,
THAT

- (i) Council instruct the Bureau of Transit to operate the P.S.L. service to Victoria via Marine Drive - Hudson Street - 71st Avenue - Oak Street;
- (ii) Council instruct the Bureau of Transit to operate the Marine Drive service via Hudson Street - 71st Avenue - Oak Street.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Grant Request - Rental
of Q.E. Playhouse

Under date of November 27, 1974, the Friends of Chamber Music submitted a request for a grant of \$270.00 to cover the rental of the Queen Elizabeth Playhouse for a performance on April 6, 1975.

MOVED by Ald. Bowers,

THAT approval be granted to the Friends of Chamber Music for a grant of \$270.00 to cover the rental of the Queen Elizabeth Playhouse for their performance to be held on April 6, 1975.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Appeal re Subdivision of
2991 West 42nd Avenue

Council noted the following letter submitted by Lando & Company, Barristers, dated November 25, 1974:

At the meeting of Council of May 14th, 1974, Council passed the following resolution with respect to the above-noted property:-

"That Council advise the Approving Officer it has no objection to the subdivision of this property subject to the Director of Planning reporting back after having canvassed property owners in the neighbourhood to obtain their reaction to the subdivision proposed".

On October 1st, 1974, Council ratified the said resolution by receiving the Canvass Report of the Director of Planning "for information".

Accordingly, in October 1974, Dr. M. Huculak submitted a formal application for subdivision of his property to the Approving Officer and the same was rejected by the Approving Officer by letter to Dr. Huculak dated November 15, 1974, despite Council's said advice and the recognized need for more land being made available in the City of Vancouver.

As we are of the opinion that the applicant's application has merit, we appealed the decision of the Approving Officer to the Supreme Court of British Columbia on November 21st, 1974, on behalf of Dr. Huculak by issuance of a Petition and Supporting Affidavit, true copies of which are enclosed herewith for your information. We are also enclosing herewith a copy of our letter to your Legal Department of today's date, the contents of which are self-explanatory.

The purpose of this letter is to enlist your support and to point out the difficulties faced by our client and probably other individuals in dealing with City Hall bureaucracy.

MOVED by Ald. Harcourt,

THAT the foregoing letter be received and no further action be taken.

- CARRIED UNANIMOUSLY

3. Appeal re Fish
Peddler's License

Council noted a letter from Mr. B. Costain, under date of November 30, 1974, requesting to appear before Council concerning his application for a fish peddler's license. The Health By-law prohibits the sale of fish from door to door or on City streets and Mr. Costain wishes to sell fresh crab from a truck on the City's streets.

MOVED by Ald. Harcourt,

THAT the delegation request from Mr. Costain be approved.

- CARRIED UNANIMOUSLY

4. Proposed Closure of Oakridge
Shopping Centre Entrances on
45th Avenue

MOVED by Ald. Harcourt,

THAT the delegation request from Woodward Stores (Vancouver) Limited, to appear as a delegation on December 17, 1974, opposing the Official Traffic Commission's recommendation regarding the closure of Oakridge Shopping Centre entrances on 45th Avenue, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Future Use of West 37th Avenue

MOVED by Ald. Harcourt,
THAT the request of Mr. Peter Wallbridge to appear as a delegation on December 17, 1974, concerning the future use of West 37th Avenue, be granted.

- CARRIED UNANIMOUSLY

6. VanDusen Botanical Gardens -
Proposed Forest Education and
Information Building: Draft
Agreement

Council was advised that the Park Board at its meeting on November 25, 1974, had approved a draft agreement with MacMillan Bloedel Ltd., in connection with the VanDusen Botanical Gardens - proposed Forest Education and Information Building.

The Park Board requested the Mayor and City Council to approve and finalize the agreement.

MOVED by Ald. Hardwick,
THAT the Council approve the agreement between MacMillan Bloedel Ltd., the Park Board and the City with respect to the proposed Forest Education and Information Building in the VanDusen Botanical Gardens.

- CARRIED UNANIMOUSLY

7. Permission to Hold a Tag Day
on December 21, 1974

Council noted a letter from the Vancouver Pacific Swim Club dated December 4, 1974, requesting permission to hold a tag day on December 21, 1974, to raise funds for the Swim Club.

MOVED by Ald. Hardwick,
THAT a tag day on the City streets not be permitted, and the organization be advised of the City's policy and also that it can tag on private properties such as shopping centres, bus depots, etc., providing permission is obtained from the owners.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Hardwick,
THAT the letter from the Vancouver Pacific Swim Club be forwarded to the Park Board to reinforce Council's previous request to the Park Board that the operation of pools and rinks be removed from the income operations and placed under recreation program operations.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Linnell,
THAT the foregoing motion of Alderman Hardwick be tabled to the next meeting of Council for further consideration.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari,
Massey, Rankin and Volrich opposed)

The motion of Alderman Linnell to table having lost, the motion of Alderman Hardwick was put and CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

8. Oakridge Traffic - Tisdall
Street at 45th Avenue

MOVED by Ald. Linnell,
THAT the request by Mr. H. Jones, on behalf of the residents of the Oakridge area, to appear as a delegation concerning the traffic condition on Tisdall Street at 45th Avenue, which will be the subject of a report from the Official Traffic Commission on December 17, 1974, be approved.

- CARRIED UNANIMOUSLY

9. Free Downtown Xmas
Shoppers' Bus

At the last meeting of Council, the Mayor was requested to attempt to persuade the Downtown Business Community to subscribe 50% of the total cost of a free Downtown Christmas shoppers' bus for 1974, with the City providing the remaining 50% of the funds, if the Mayor was successful in his endeavours.

Pursuant thereto, the Mayor submitted a memorandum dated December 6, 1974, as follows:

Time has run out on the free Shoppers Bus. The DBA and downtown department stores are not prepared to subsidize the bus. A number of the smaller merchants, represented through the DBA, feel that the bus is harmful to their Christmas business as it takes some pedestrians off the streets between the major department store clusters.

The DBA feels that we should try this year without a free bus service and monitor the results. If the bus is missed, they would be prepared to share in the financing of a free bus next year.

MOVED by Ald. Volrich,
THAT, providing it is still possible to do so, a free Downtown Christmas shoppers' bus for 1974, be arranged and the City provide all costs.

- CARRIED

(Aldermen Bowers, Harcourt and Marzari opposed)

- - - - -

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT

December 6, 1974.

Finance Matters

(December 6, 1974)

Council considered this report, which contains six clauses, identified as follows:

- Cl.1. Grant Request for Whale Banners from Greenpeace Foundation.
- Cl.2. Queen Elizabeth Theatre - Restaurant and Liquor Lease.
- Cl.3. Business Tax Valuation Staff.
- Cl.4. Business Tax and Local Improvements.
- Cl.5. Downtown Information Service.
- Cl.6. Area Planning Priorities and Staffing.

The Council took action as follows:

Grant Request for Whale Banners from
Greenpeace Foundation. (Clause 1)

MOVED by Ald. Massey

THAT a grant of \$200 to the Greenpeace Foundation be approved, to permit them to purchase from the City one hundred surplus decorative street banners.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

(For Council Action on Clauses 2,3,4 see page 20)

(For Council Action on Clause 5 & 6 see page 19)

Social Service and Health Matters,
(December 6, 1974)

Immigrant Services Centre: South-East
Sector of the City of Vancouver.
(Clause 1)

MOVED by Ald. Bowers,

THAT the following recommendations contained in this report be approved:

- (1) **an Immigrant Services Centre be established in south-east Vancouver;**
- (2) **City Council approve the addition of one full time Nurse and one full time Health Aid Interpreter to the City Health Department at a cost of \$11,951 for 6 months from January 1st to June 30th, 1975;**
- (3) **the City Council approve funds in the amount of \$8,154 for the payment of rent, heat, light, and phone for the proposed Immigrant Services Centre in the South-east sector of the City on a six-month basis, pending the results of the evaluation of this service; and the Supervisor of Properties & Insurance be instructed to locate suitable premises.**
- (4) **the Director of Social Planning and the Medical Health Officer, in co-operation with the Management Committee established to oversee the operation of the Centre, report back to the Standing Committee of Council on Social Services by May 30th, 1975 on the success or failure of the service and future funding, if required;**

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Immigrant Services Centre: South-East
Sector of the City of Vancouver.
(Clause 1) (Cont'd)

- (5) the foregoing recommendations be approved subject to the condition that the Department of Manpower and Immigration fulfills its commitment to pay the salaries of two staff; the Project Co-ordinator and the Administrative Assistant and also provide a Manpower Officer;
- (6) in the event the service is not fully staffed by January 1st, 1975 that the six month period of City funding commence from the date of full staffing and the report to the Social Services Committee be five months thereafter.
- (7) the salary and classification of the Nurse and Health Aid Interpreter positions be subject to review by the Director of Personnel Services and a report to the City Manager.

- CARRIED UNANIMOUSLY

II. Report from Alderman Marzari, Vice Chairman,
and Alderman Gibson, Member, Standing
Committee on Social Services.
November 28, 1974.

The Council considered this report, which contains six clauses, identified as follows:

- Cl.1. Alliance of Handicapped - Request for Assistance with Transportation Requirements.
- Cl.2. Acoustics in Committee Room No. 1.
- Cl.3. City Centre Youth Resources - Request for Funding for Nurse and Medical Equipment.
- Cl.4. Board of Police Commissioners - Information Report.
- Cl.5. Vancouver Gay Information Service - Grant Request.
- Cl.6. Neighbourhood Services Association - Grant Request for \$120,000.

The Council took action as follows:

City Centre Youth Resources -
Request for Funding for Nurse
and Medical Equipment. (Clause 3)

MOVED by Ald. Marzari

THAT recommendation (a) of Alderman Marzari, Vice-Chairman and Alderman Gibson, Member, of the Committee, be approved after amendment as follows:

'THAT Council approve an amount of up to \$7,000 to provide funds for the Health Department to provide a nursing service for use by the Family and Children's Service facilities (52 Water Street). These funds will pay the cost of a Nurse for six months (three evenings per week) and up to \$1,000 for purchase of medical equipment and supplies.'

AND FURTHER THAT recommendation (b) be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters,
(December 6, 1974)

The Council considered this report, which contains two clauses, identified as follows:

- Cl.1. Operations - Heather Street Marina.
- Cl.2. Illegal Suites.

The Council took action as follows:

Operations - Heather Street
Marina (Clause 1)

MOVED by Ald. Hardwick

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(For Council action on Clause 2 see page 20)

Finance Matters,
December 6, 1974.

Area Planning Priorities
and Staffing (Clause 6)

MOVED by Ald. Marzari

THAT consideration of this clause be deferred to the next meeting of Council, at which time the Director of Planning provide a report reference on the Local Area Planning Program.

- CARRIED

(Ald. Harcourt, Hardwick, Rankin and Volrich opposed)

Downtown Information
Service (Clause 5)

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Works and Utility Matters,
(December 6, 1974)

The Council considered this report, which contains two clauses, identified as follows:

- Cl.1. Watermain Installations - 1974 Capital Budget.
- Cl.2. Tender No. 52-74-1 - Lumber.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Linnell

THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters,
December 6, 1974.

Illegal Suites (Clause 2)

MOVED by Ald. Linnell

THAT the recommendations of the City Manager, contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(December 6, 1974.)

Traffic Arrangements During Construction
of the Provincial Government Complex.
(Blocks 51,61,71) (Clause 1)

For Council action on this report, see page 13.

Finance Matters,
December 6, 1974.

Queen Elizabeth Theatre - Restaurant
and Liquor Lease (Clause 2)

MOVED by Ald. Bowers,

THAT a Committee of Council, comprised of Alderman Bowers, Alderman Volrich and the City Manager be appointed for the purpose of negotiating a new lease and license with Adrina Holdings Ltd., with respect to the Queen Elizabeth Theatre Restaurant and Liquor Lease.

- CARRIED UNANIMOUSLY

Business Tax Valuation Staff
(Clause 3)

Business Tax and Local Improvements
(Clause 4)

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 6, 1974)

Council considered this report, which contains three clauses, identified as follows:

- Cl.1. Three Additional Clerical Positions - Police Department.
- Cl.2. Librarian - Britannia Complex Library.
- Cl.3. Salary and Classification Review, One New Position, Librarian I - Catalogue Division, Vancouver Public Library.

The Council took action as follows:

MOVED by Ald. Linnell

THAT the recommendations of the City Manager, contained in clauses 1,2 and 3 of the report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
December 6, 1974.

The Council considered this report which contains six clauses, identified as follows:

- Cl.1. Lease of 1564 West 6th Avenue - Civil Defence Accommodation.
- Cl.2. Acquisition for Family Housing Site III, Lot 8, Sub. A. Block 108, D.L.'s 36 & 51, 4811 Boundary Road.
- Cl.3. Rental Increase - H.M.C.S. Discovery, (Deadman's Island) Police Training Academy.
- Cl.4. Lots A to G, Lot 10, and Adjacent Lane, Block 2, N.W. 1/4 Section 24, T.R.S.L. Situated S.E. Corner of Venables and Renfrew Streets.
- Cl.5. Lease of portion of Waterlot 'A' D.L. 2064, Plan 5568, 215 West 1st Avenue.
- Cl.6. Demolitions.

The Council took action as follows:

MOVED by Ald. Hardwick

THAT the recommendations of the City Manager contained in Clauses, 1,2,3,4,5 of this report be approved, and Clause 6, be received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
December 6, 1974.

Building and Planning Matters
(December 6, 1974)

The Council considered this report, which contains three clauses, identified as follows:

- Cl.1. Proposed Amendment to the Sign By-law to Accommodate Face Changes to Non-conforming Signs.
- Cl.2. Proposed Amendment to Sign By-law - Height of Billboard.
- Cl.3. "Locked In" Lot at 2331 Triumph Street.

The Council took action as follows:

Proposed Amendment to the Sign By-law to Accommodate Face Changes to Non-conforming Signs (Clause 1)

MOVED by Ald. Massey

THAT the Director of Planning be instructed to submit the proposed amendment to the Sign By-law, as detailed in this clause, to a Public Hearing.

- CARRIED UNANIMOUSLY

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Proposed Amendment to Sign By-law - Height
of Billboard (Clause 2)

MOVED by Ald. Massey

THAT the Draft Amendment to the Sign By-law be amended to read as follows, and the Director of Planning be instructed to submit this proposed amendment to a Public Hearing.

"That Section 6(8)(c) of the Sign By-law No.4810 be amended to read as follows:

' The maximum height of a 'trio' billboard shall not exceed 20 feet above grade.' "

- CARRIED UNANIMOUSLY

* Underlining
denotes amendment.

"Locked In" Lot at 2331 Triumph Street,
(Clause 3)

MOVED by Ald. Massey

THAT the requests of Louis & Maria Pereira, and F.H. Briscoe of Landmark Corporation Ltd., to appear as delegations on this matter, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(December 6, 1974)

Transit Routes in the Marpole Area
(Clause 1)

For Council action on this report see page 13.

F. Illegal Suites -
Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report, under date of November 29, 1974.

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Nancy Lee McQuade (tenant), 235 East 63rd Avenue
Mrs. Lena Arundel (tenant), 4444 West 2nd Avenue
Neropi Kaliris (owner), 3457 West 3rd Avenue
Sylvia Marian Giroux (tenant), 2491 East 19th Avenue
Alan Tilke (owner), 4211 Granville Street
Mrs. Grace Petruk (tenant), 1073 West Broadway

Cont'd

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases (Cont'd)

- (b) the following applications be approved for one year from the date of this Resolution:

David J. Allan (tenant), 8031 Hudson Street
Mr. & Mrs. R. T. Baker (tenants) 2626 West 41st Avenue
K. C. Sherwood (tenant), 2955 Arbutus Street
Maureen Lawson (tenant), 4538 West 15th Avenue
Dilbagh Singh Bains (owner), 3525 Adanac Street
Stanley P. Ginther (tenant), 1336 West 14th Avenue
Pamela M. Semochuk (tenant), 1323 West 71st Avenue
Hans Gust (owner), 1364 East 12th Avenue
Motoharu Imanishi (tenant), 2889 Highbury Street
Christos Kyriakopoulos (owner), 74 West 21st Avenue

- (c) the following application be approved for six months from the date of this Resolution:

Amrik Nijjar (owner), 3174 Kings Avenue

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Jim Bowcock (tenant), 2279 Nanaimo Street
Ajaib Singh Shokar (owner), 4995 Inverness Street
Mrs. Marge White (owner), 2176 East 61st Avenue
Malkiat Singh (tenant), 3139 East 14th Avenue

MOVED by Ald. Bowers

THAT recommendations (a) (b) (c) and (d) of the report be approved and that the applications referred to in recommendation (e) be approved for one year from the date of this resolution.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on
(i) Finance and Administration.
November 28, 1974.

The Council considered this report, which contains three clauses, identified as follows:

- Cl.1. Price of Closed Street and Lane -
Pendrell Street between Burrard and Thurlow.
- Cl.2. Skills Producing Industrial Complex for Low
Income People.
- Cl.3. Development Permit Application Process.

The Council took action as follows:

Price of Closed Street and Lane -
Pendrell Street between Burrard and Thurlow
(Clause 1)

MOVED by Ald. Gibson

THAT in order to expedite the construction of the already authorized extension to St. Paul's Hospital, the section of Pendrell Street and the lane described in the report of the Standing Committee on Finance and Administration dated November 28, 1974, be conveyed to St. Paul's Hospital for the sum of \$1.00.

FURTHER THAT if the hospital successfully recoups the market value of this conveyed lane from the Provincial Government, the hospital then pay the City the market value of the said lane (\$809,270.00). In the event that the conveyed lane is not used for hospital purposes it shall revert to the City.

- CARRIED

(Ald. Bowers and Linnell opposed)

(ii) MOVED by Ald. Hardwick

THAT the communication from St. Paul's Hospital on this matter, be received.

- CARRIED UNANIMOUSLY

Skills Producing Industrial Complex
for Low Income People.(Clause 2)

MOVED by Ald. Hardwick

THAT this clause in the Committee's report be approved.

- CARRIED UNANIMOUSLY

Development Permit Application
Process (Clause 3)

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, December 10, 1974. 25

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II. Report from Alderman Marzari, Vice-Chairman,
and Alderman Gibson, Member, Standing
Committee on Social Services. (Cont'd)

Alliance of Handicapped - Request for
Assistance with Transportation Requirements
(Clause 1)

MOVED by Ald. Marzari

THAT the recommendations of Alderman Marzari, Vice-Chairman
and Alderman Gibson, Member of the Committee, be approved.

- CARRIED UNANIMOUSLY

Acoustics in Committee Room No.1.
(Clause 2)

MOVED by Ald. Marzari

THAT the recommendation of Alderman Marzari and Alderman
Gibson, contained in this clause, be approved.

- LOST

Ald. Bowers, Harcourt, Hardwick, Linnell, Massey,
Rankin, Volrich and Mayor opposed)

Clause 3.

For Council action on this clause see page 18.

Board of Police Commissioners -
Information Report (Clause 4)

MOVED by Ald. Linnell

THAT consideration of this clause be deferred to the special
meeting of Council with the Police Department on January 16, 1975.

- LOST

(Ald. Harcourt, Hardwick, Marzari, Rankin and Volrich opposed)

MOVED by Ald. Marzari

THAT the recommendation of Alderman Marzari and Alderman
Gibson, contained in this clause, be approved.

- not put

MOVED by Ald. Volrich

THAT the letter, dated November 22, 1974, from the Secretary
of the Board of Police Commissioners be received and that the
Chief Constable or his representative be requested to appear before
the Social Services Committee to explain more fully why the East
Hastings Area cannot now be policed at the same level as it was in
1973.

- CARRIED

(Ald. Marzari and Rankin opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Vancouver Gay Information Service -
Grant Request - (Clause 5)

Neighbourhood Services Association -
Grant Request for \$120,000. (Clause 6)

MOVED by Ald. Marzari,

THAT the recommendations of Alderman Marzari, Vice-Chairman,
and Ald. Gibson, Member of the Committee, contained in clauses 5
and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on
Waterfront and Environment.
November 28, 1974.

The Council considered this report, which contains five
clauses, identified as follows:

- Cl.1. Fraser River Street Ends.
- Cl.2. Dogs.
- Cl.3. Final Report - Waterfront Steering Committee.
- Cl.4. Waterfront Working Committee - Status Report.
- Cl.5. Waterfront Planning Study - Stage IV - Implementation.

The Council took action as follows:

Fraser River Street Ends
(Clause 1)

MOVED by Ald. Linnell

THAT consideration of this clause be deferred to the next
meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 2,3,4 and 5.

MOVED by Ald. Linnell

THAT the recommendations of the Committee, contained in
clauses 2,3,4 and 5 be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

IV. Report from Standing Committee on
Community Development.
November 28, 1974.

The Council considered this report, which contains five clauses, identified as follows:

- Cl.1. Neighbourhood Pub Application - 1403 Commercial Drive.
- Cl.2. City-owned Lands - D.L.753, Blocks G-K,
Situated between Commercial and Findlay.
- Cl.3. Street Vending Permit - Mr. Alain Straub.
- Cl.4. Street Vending Permit - Mr. Ram Roop.
- Cl.5. Street Vending Permit - Mr. Paul Calder.

The Council took action as follows:

Clauses 1,2,3,4 & 5.

MOVED by Ald. Volrich

THAT the recommendations of the Committee contained in clauses 1 and 2 be approved, and clauses 3,4 and 5 be received for information.

- CARRIED UNANIMOUSLY

(Alderman Hardwick voted against Clause 1)

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell

SECONDED by Ald. Hardwick

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

MOVED by Ald. Bowers

SECONDED by Ald. Marzari

THAT WHEREAS some inspectors in the City's Department of Permits and Licenses have been telling property owners in residential zones near the P.N.E. that such owners have a right to lease out parking spaces on their property.

AND WHEREAS this is not Council's interpretation of the Zoning and Development By-law,

THEREFORE BE IT RESOLVED Council direct the Department of Permits and Licenses to cease giving the aforesaid advice, and to correct the information already given out.

Continued...

MOTIONS (Cont'd)

EXPLANATION

Schedule A of the Zoning By-law (Pg.205) under Section 1(4) permits without a development permit.

"The renting of garage space in any RA, RS or RT district, where such is surplus to the number of automobiles used by the persons living on the site."

"Parking Garage (Private)" is defined in the act (page 5)

"Parking Area (Private)" is also defined as "an open area of land used or intended to be used for the same purposes as a private garage.

The Dept. of Permits and Licenses has concluded that since Parking Area is used for the same purposes as Private Garage, therefore if the By-law permits the lease of space in a private garage, it also permits the lease of parking areas. They have assumed that the area which can be so leased is the same as the maximum area of a garage that legally could have been constructed on the site.

This interpretation is not shared by the Director of Legal Services.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Volrich and recognized by the Chair.

Designation of Heritage Buildings, Structures and Lands.

WHEREAS:

- a) Section 564A of the Charter now authorises the Council by By-law to designate "heritage" buildings, structures and lands.
- b) Subsection 4 of Section 564A requires that the establishment of a Heritage Advisory Committee be approved by a By-law adopted by an affirmative vote of at least two thirds of all the members of Council.
- c) There is no similar two thirds majority requirement for the approval of "heritage" designations despite the fact that certain important consequences and limitations attend such designations.
- d) Such designations can presently be approved by a simple majority of Council and the designation can similarly be reversed by a simple majority of Council in another year, thus giving such designations very limited meaning and importance.

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be requested to bring forward amendments to Section 564A of the Charter, or other statutory amendments to achieve the same purpose, which will require that "heritage" designations be approved by a two thirds majority of all members of Council and that decisions to reverse such a designation by any Council in a subsequent year shall also require a two thirds majority of all members of Council.

At this point in the proceedings, Alderman Linnell left the meeting.

ENQUIRIES AND OTHER MATTERS

Alderman Bowers

referred to a request from Jack Lee and Miss Doris Wilson of the P.N.E. requesting consideration of a grant towards the operation of a "Carol-Van" This Van would be operated from 6.30 to 10 p.m. December 19,20,21 and 22, 1974, and would travel through a different area of the City each night.

MOVED by Ald. Bowers

SECONDED by Ald. Marzari

THAT the City approve a grant of \$2,000 to the "Carol-Van" Association.

- LOST

(Ald. Hardwick, Massey, Rankin and Volrich opposed)

A Tie-vote resulted and therefore the Motion was declared LOST.

DELEGATION

Recycling West Coast Salvage Building.

MOVED by Ald. Hardwick

SECONDED by Ald. Massey

THAT Council hear a delegation from Mr. Jim Land on the matter of the West Coast Salvage Building.

- CARRIED UNANIMOUSLY

Mr. Land addressed the Council and put forward the proposal that the portion of the West Coast Salvage Building still remaining be preserved for a further period of time and be used by the City winter works crews working on the sea wall in False Creek. He also advised Council of his proposal to institute a competition with an award of \$1,000 for suggestions with respect to re-cycling of the materials salvaged from the West Coast Salvage Building.

MOVED by Ald Massey

SECONDED by Ald. Hardwick

THAT the City Engineer and the False Creek Development Consultant review the feasibility of Mr. Land's proposals with respect to re-cycling of salvageable materials from the West Coast Salvage Building to include possible use of some of this material in the Winter works and other projects respecting False Creek development.

- CARRIED UNANIMOUSLY

The Council adjourned at 10.20 p.m.

Manager's Report, December 6, 1974 (WORKS - 1)

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1974 Capital Budget

The City Engineer reports as follows:

"On October 22nd, 1974, Council approved the design proposals for the Broadway Beautification Project and authorized initiation of local improvement proceedings. Subject to the approval by a Court of Revision in early March, this work is scheduled to start by the end of March 1975.

The existing watermain on Broadway from Waterloo Street to Vine Street (the full length of the beautification project and two adjacent blocks) is an old 12" steel main with a long leak history, and it requires replacement.

Because of insufficient lead time between the Court of Revision date and start of the surface work, and also because this watermain replacement work has to be done in any event, this item is submitted for Council's approval at this time.

The total cost of the watermain replacement work is estimated at \$210,000.

I RECOMMEND that the Broadway watermain replacement be approved and that the required \$210,000 be appropriated from the following 1974 Water Works Capital Accounts:

128/7901 - 'City Subdivision - Unappropriated'	\$84,800
128/7902 - 'Short Notice Projects - Unappropriated'	\$85,200
128/7903 - 'Prior to Paving - Unappropriated'	\$40,000
	<u>\$210,000</u> "

The City Manager RECOMMENDS that the foregoing be approved.

2. Tender No. 52-74-1 - Lumber

Tenders for the above were opened on November 25, 1974 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the Purchasing Agent's Office.

Eight bids were received on a total of 21 items. We are recommending acceptance of the low bid in each instance with the following exceptions:

Item 15 is not required and is therefore cancelled.

Weldwood of Canada Limited submitted the low bid on item 10 (total value \$1647.24), but their product did not meet grading specifications.

Sengara Lumber Sales submitted the low bid on Item 6 (total value \$1501.18) for a total saving of \$21.72. It is our opinion that the small saving does not warrant an additional contract.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend acceptance of the following bids:

- a. Doman Industries Ltd. - 11 items for \$109,575.17.
- b. Northcoast Forest Products Ltd. - 4 items for \$36,681.50.
- c. Sen Western Wholesale Lumber Ltd. - 3 items for \$6,052.94.

Manager's Report, December 6, 1974 (WORKS - 2)

Clause 2 cont'd

d. Riverdale Lumber Ltd. - 2 items for \$1,456.86.

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and in the tabulation."

The City Manager recommends that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 538

SOCIAL SERVICE AND HEALTH MATTERS**A-2**CONSIDERATION1. Immigrant Services Centre: South-East
Sector of the City of Vancouver

The Director of Social Planning and the Medical Health Officer
REPORT AND RECOMMEND:

In the past five years, the number of landed immigrants locating in the City of Vancouver has increased dramatically, particularly in the south-east sector of the City. It is estimated that approximately 15,000 people of East Indian extraction are residing in this area.

The new immigrants coming to Canada frequently experience "cultural shock" while settling into their newly chosen home-land. Many new citizens are unaware of their rights and responsibilities as ~~Canadian~~ citizens. Religion and religious sects within the immigrant groups play their role in the adjustment difficulties new immigrant residents have. This population is subject to personal exploitation particularly in the area of employment. Incidents of racial strife, though minor at this time, are increasing.

Given the difficulties the immigrant population has in assimilating itself into Canadian society, normal community services approaches have not been successful in coping with the range of problems the individual or family faces. As a result, the Health Department, Social Planning Department and Police Department, in co-operation with the Federal Department of Manpower and Immigration and the Provincial Department of Human Resources have planned the development of an Immigrant Services Centre, to be located in the south-east sector of the City.

The Department of Manpower and Immigration will provide two full-time professional staff, supported by the local Immigrant Services Society, to provide direct on-site services to the immigrant population in this area of the City. In addition to these staff, a Public Health Nurse would operate out of the Centre, on a full-time basis. The Police Department is prepared to provide the services of a Police Team on a one-day-a-week basis, but also on call at all times, as needed. The Department of Human Resources, through the South Unit Area Manager, will second two full-time Family and Child Care staff to the Centre to round out the Services Team for the proposed Immigrant Services Centre.

This Centre will be open seven days a week. A management committee, composed of officials from the involved City Departments will oversee the operation. After six months experience the Management Committee will report progress to their respective governments, City, Provincial and Federal on the effectiveness of the service and the value of continuing.

The City of Vancouver would be financially responsible for the rent, heat, light, phone and furnishings at the Centre.

The Medical Health Officer supports the development of the Centre. He advises that the immigrant population in this community has many health related problems for which additional Health Department staff over and above the Department's present staff complement are required.

The Director of Personnel Services will review and report on the duties and responsibilities of the Health staff positions and advises that pay grades and salaries be estimated as follows from January 1st to June 30th, 1975.

One full-time Nurse with degree at \$990 per month
for six months, plus car allowance at \$25.00
per month:

Salary - \$5,940, plus car allowance - \$150 = \$6,446
plus fringe benefits - \$356

Clause No. 1 Continued:

B/f \$ 6,446

One Health Aid Interpreter, estimated cost of \$842 per month for six months plus car allowance at \$25.00 per month:
Salary - \$5,052 , plus car allowance - \$150 = \$ 5,505
plus fringe benefits - \$303
TOTAL ESTIMATED COST: \$11,951

The Medical Health Officer will request the Regional Director of Federal Health Services to fund these Health Services on a continuing basis. This would be done in conjunction with the evaluation report to Council in May 1975.

No extra City costs are required for the Police component of the programme.

The Department of Human Resources will provide staff through its Department of Family and Children's Services.

The Manpower and Immigration Department will provide one Manpower Officer and salaries for one Project Co-ordinator and one Administrative Assistant and will also be providing support services of the Immigrant Services Society. (See attached correspondence).

The estimated costs of the rent, heat, light, phone and furnishings are as follows:

Rent: 3,000 square feet estimated at \$4.00 per square foot, \$1,000 per month for six months: \$ 6,000.00

Heat and Light:
Estimated at \$150.00 per month for six months: \$ 900.00

Phone: \$37.40 per month x 6 months = \$ 224.40 plus \$30.00 installation fee \$ 254.00

Furnishings:
It is believed that much of the furnishings can be obtained from Surplus Stores at Manitoba Yards.

Renovations: \$ 1,000.00

TOTAL estimated cost to the City of Vancouver would be approximately: \$ 8,154.00

The Director of Social Planning and the Medical Health Officer recommend that:

- (1) an Immigrant Services Centre be established in south-east Vancouver;
- (2) City Council approve the addition of one full time Nurse and one full time Health Aid Interpreter to the City Health Department at a cost of \$11,951 for 6 months from January 1st to June 30th, 1975;
- (3) the City Council approve funds in the amount of \$8,154 for the payment of rent, heat, light, and phone for the proposed Immigrant Services Centre in the South-east sector of the City on a six-month basis, pending the results of the evaluation of this service; and the Supervisor of Properties & Insurance be instructed to locate suitable premises.
- (4) the Director of Social Planning and the Medical Health Officer, in co-operation with the Management Committee established to oversee the operation of the Centre, report back to the Standing Committee of Council on Social Services by May 30th, 1975 on the success or failure of the service and future funding, if required;

Clause No. 1 Continued:

- (5) the foregoing recommendations be approved subject to the condition that the Department of Manpower and Immigration fulfills its commitment to pay the salaries of two staff; the Project Co-ordinator and the Administrative Assistant and also provide a Manpower Officer;
- (6) in the event the service is not fully staffed by January 1st, 1975 that the six month period of City funding commence from the date of full staffing and the report to the Social Services Committee be five months thereafter.
- (7) the salary and classification of the Nurse and Health Aid Interpreter positions be subject to review by the Director of Personnel Services and a report to the City Manager.

Since the implementation of the foregoing report would result in an increase in the standard of service provided by the departments involved, the recommendations are submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 836-7

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Operations - Heather Street Marina

The City Manager has received the following report from the False Creek Development Consultant and the Director of Finance.

"Introduction

City Council, on October 22, 1974, gave consideration to a report of the Development Consultant for the construction of the proposed Heather Street Marina, and Council recommended that the City proceed with development of this Marina. With respect to management of the Marina, the report stated as follows:

'It is anticipated that City Council will enter into a management agreement with the Board of Parks and Recreation, under which the City will finance the Marina, have it designed and built, will set the rates and allocate the initial berths and the Board of Parks and Recreation will operate the Marina, will collect the revenues, and will remit the revenues, and submit the statements of authorized expenditures on a monthly basis.'

The purpose of this report is to recommend a basis for the operation of the Marina by the Board of Parks and Recreation.

Definition

Within the context of this report, it is intended that the Marina will comprise the facilities for berthing boats, hoists and elevators, administrative office, and parking lot, and is located at the foot of Heather Street. The parking lot is in the area designated in the plan described to Council on October 22 plus an area adjoining 6th Avenue which will be designated as a parking lot pending development of permanent parking facilities. If a public wharf is constructed within the Bay of the Marina, this possibly could, at the City's option, constitute a part of the Marina but could also be operated by others. The live-aboard marina proposed for the western end of Area 6 (Spruce Street Marina) is not contemplated within the context of this report.

Ancilliary Facilities

It is anticipated that in the future the City will lease land in the vicinity of the Marina for ancilliary private commercial activities such as a restaurant and marina supply shop. It is proposed that these operations be at arms length to the Marina and be directly responsible to the City for the fulfillment of their lease agreement.

Financing

It has been estimated that it will cost \$1,387,000.00 to develop a 325-boat Marina in the bay. This figure represents the cost of construction of the Marina plus the pro rata portion of the land acquisition and development cost for the total Area 6 development.

The Marina development costs (\$937,000.00) are being financed out of the special property sales reserve account. The land acquisition and development costs have been and will be financed from Supplementary and Basic Capital accounts. It is unlikely that any of the expenditures will be eligible for financing from the approved loan from CMHC.

Financial Objectives

Regardless of the source of financing, it is proposed that the City consider the Marina as an economic asset which should earn an economic return. The financial return would be defined as gross revenues less operating costs including staff, administration, insurance, utilities, maintenance, etc., but excluding the water lease. Generally, a minimum rate of return would be interpreted as:

- a. Repaying the City's initial investment, plus interest at 9½%, over a 20-year term.

cont'd ...

Clause No.1 (continued)

- b. Repaying any future capital investment by the City over a 20-year term, at an interest rate to be specified at the time of the expenditure.

Management and Operation

It is proposed that the Board of Parks and Recreation have the responsibility for the management and day to day operations of the marina for an indefinite period until such time as either the City or the Board wish to terminate the arrangement. Termination would be on the anniversary date (March 31) and be subject to three months' notice. Without restricting the generality of the foregoing, this would include staffing, rental of berths, maintenance and repair of the marina, building and parking lot, security, collection of rentals, operations of the hoist and elevator, and disbursements for operating expenditures.

The City would retain the right to allocate the berths initially (but with consultations with the Park Board) and to set the ongoing rate structure. Generally, the moorage rates are to be comparable to general market rates for similar facilities.

Initial Rates

It is proposed that the initial moorage rates for the period ending March 31, 1976 be set as follows:

- a. Pleasure craft - \$1.65 per lineal foot per month based on the longer of the boat or the slip.
- b. Live-aboard boats - \$1.95 per lineal foot per month based on the longer of the boat or the slip.

An additional charge will be levied on the live-aboard boats in order to pay for the sewerage disposal facilities. This charge has not been determined, but will be based on a figure which will amortize the City's investment in the sewerage disposal facilities, plus interest at 10%, over a 20 year period.

The live-aboard boats will pay their portion of the licence fee in lieu of property taxes, as set out in the by-law, or a pro rata portion for the period of occupancy in the first year.

The live-aboard boats will be individually metered for electricity, will be required to pay full electricity costs, and the cost of parking specified by the City. The Park Board will levy a flat fee to recreational boats sufficient to fully recover the applicable electricity costs.

The Park Board are to determine an appropriate fee for the use of the hoist and elevator, subject to the approval of the Director of Finance.

Budgets and Accounting

At the beginning of each calendar year, it is proposed that the Board of Parks and Recreation submit through the Director of Finance, to City Council for approval, the operating and capital budgets for the Marina. The Park Board are to propose in these budgets moorage rates, utility charges and other relevant charges which will generate sufficient revenue to meet the City's financial objectives for the Marina.

For the purposes of accounting, all revenues and expenditures for the Marina are to be recorded in the City's books of account.

Park Board Staff Consultation

The above report has been reviewed with the staff of the Park Board.

Recommendation

It is RECOMMENDED that the terms and conditions for operation of the Marina by the Board of Parks and Recreation be approved by City Council and be forwarded to the incoming Park Board for their comment."

The City Manager RECOMMENDS that the foregoing report of the False Creek Development Consultant and Director of Finance be approved.

Manager's Report, December 6, 1974 (BUILDING - 3)

2. Illegal Suites

The Director of Permits and Licenses and the Director of Planning report as follows:

"In 1959 City Council adopted a program to progressively eliminate so-called illegal suites in single family areas during a 10-year period. This was done on a progressive basis and a significant number of suites were discontinued. In 1966, however, because of a housing shortage, Council by resolution, extended the expiry date for these suites. With the continuance of the housing shortage and changing social attitudes, the moratorium has been extended by Council on four subsequent occasions until it now expires on December 31st, 1974. On each occasion, a new Development Permit was issued to the owner of the illegal accommodation. About 750 suites are involved.

It is our recommendation that the moratorium should be extended but in view of the fact that Council intends to deal with this whole question in 1975, it seems unnecessary to go through all the procedure of issuing new Development Permits for an extended moratorium period. It is suggested therefore that people whose permits expire at the end of this year should be sent a letter saying that Council will be dealing with this matter in 1975; that even though their permit expires at the end of the year no action will be taken and no new permit will be required until Council has decided what is the appropriate course of action in all cases. Thereafter, the 750 cases can be disposed of under whatever arrangements are finally decided.

At the same time, unless Council directs otherwise, suites which have been installed since June 18, 1956 (date of passing of the Zoning and Development By-law) as they are discovered, will be treated in the same way as any other violation of the Zoning and Development By-law i.e. they will be ordered discontinued.

One of the proposed amendments to the Zoning and Development By-law considered and approved by Council at the Public Hearing on November 26, 1974, was an arrangement whereby a multiple accommodation with a short term Development Permit approval should be subject to renewal under the License By-law and not under the Zoning and Development By-law. It was thought that this would eliminate some administrative steps. It would however create more difficulty in the enforcement program because in the event of necessary prosecution two By-laws (License and Zoning) would be involved, leading to confusion. It would also make more difficult another program which is aimed at gradually improving the quality of sub-standard accommodation in residential areas other than RS-1. This accommodation is given limited approval dependent on the quality for two years, five years, ten years or the life of the building. Each time the application comes up for review, improvements are sought until it is considered to be of a reasonable standard when the approval is for the life of the building. The program is considered by your officials to be very effective and far superior to either ordering out the sub-standard accommodation or merely approving it without a limited term.

Accordingly it is recommended that:

- a. The Director of Permits & Licenses be instructed to temporarily withhold enforcement action on the illegal suites in the RS-1 areas with respect to which Development Permits will expire on December 31st, 1974.
- b. The owners of property covered by these expiring permits be so informed.

cont'd ...

Manager's Report, December 6, 1974 (BUILDING - 4)

Clause No.2 (continued)

- c. The present program of gradual improvement in other than RS-1 areas be continued.
- d. The Director of Permits and Licenses continue to order out any suites which have clearly been installed since June 18, 1956.
- e. Section 10 of the amending By-law be not passed."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Director of Permits and Licenses contained in the foregoing report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 838

Manager's Report, December 6, 1974 (FIRE - 1)

FIRE & TRAFFIC MATTERS

INFORMATION

1. Traffic Arrangements During Construction of the Provincial Government Complex (Blocks 51, 61, 71)

The City Engineer reports as follows:

"On September 24, 1974, when dealing with the City Engineer's report about traffic arrangements and timing for construction of the Provincial Government Complex (Blocks 51, 61, 71), Council resolved:

'That consideration of this clause be deferred to an early meeting of Council for report reference from the City Engineer to include a report on the powers of the City Engineer to stage construction programs in such a manner as to avoid simultaneous street closures.'

A report reference by the City Engineer will accompany this report.

1. Control of Work affecting City Streets

The city streets by virtue of the City Charter are owned by the City of Vancouver. Based on this ownership, the City has established the "Street and Traffic By-law No. 2849" being a by-law to regulate traffic and the use of streets in the City of Vancouver. City Council acting through the City Engineer controls all work on City streets, and no work is permitted on City streets without permission from the City Engineer.

Because of the impact and disruption of works affecting the operation of the street system, the Engineering Department has developed a Manual for Traffic control related to work on City streets. Over the last few years, this manual has been revised to become more restrictive with respect to the amount of traffic disruption allowed by contractors etc., however, in our opinion City practices are not yet as restrictive as in eastern cities such as Toronto or Montreal. Procedures in the manual, of course, cannot be applied wholly in every case for a variety of reasons.

In 1970 Council requested that the Engineering Department review damage to City property and nuisance and inconvenience to the public, caused by contractors using the City street allowance for construction purposes. Following the Department's report on this subject in 1972 Council authorized two inspectors to control the activities of contractors on City streets and also approved new procedures requiring contractors to provide damage deposits and liability insurance. Tighter control over excavations, shoring, and backfilling was instituted with the requirement that a contractor obtain professional engineering, design and supervision for such works.

To carry out the above review, the Engineering Department contacted major north American cities and received information from 36 such cities. Our new control procedures for contractors working on the street are somewhat more stringent than typically the case in the cities surveyed, in terms of control of pedestrian conflicts, safety, liability coverage and proper restoration of City property and facilities. However in terms of overall restriction of use of City streets (i.e. not permitting the use of City property for construction purposes) we are more liberal than the typical city surveyed. Particularly in the downtown peninsula the effects of construction on our utility system and on traffic congestion may require us to deny the use of City property at all in some cases. The B.C. Telephone Co. construction on Seymour Street is an example of a case where we had to delay construction until the Granville Mall was completed; more such cases will occur in future.

2. Block 51, 61, 71

For the Provincial Government complex, the detailed timetable and required street disruptions are summarized in the following:

Cont'd . . .

Clause #1 continued:

CONSTRUCTION STAGE	DATE	STREET OCCUPANCY REQUIRED								
		1 LANE HOWE			1 LANE NELSON	4 LANES ROBSON	1 LANE HORNBY			
		51	61	71			51	61	71	
Construction in west ½ of Block 61	Nov '74									
Construction of Block 71	Apr '75									
Construction full Block 61 closure of Robson Street and Construction in Block 51	May '75									
Pedestrians back on Robson St.	May '76									
Buses back on Robson St.	Aug '76									
Completion of project on Blocks 51 and 61	Jan '77									
Completion of project on Block 71	Dec '77									

Because of the nature of the construction phasing there is little that can be done in the early part of the construction process to reduce the disruptions to the street system.

However, in the later phases of construction (from mid 1976 till end of 1977) some relief for congestion on Howe Street could be provided by using Robson Street between Howe and Hornby. This part of Robson will be closed for construction in May 1975 but that construction would be finished by mid-1976 and then Robson could be used by traffic (2-lanes). This suggestion was made to the Provincial Government representative and Concordia Management during discussions about the construction scheduling, particularly since the parking exits on to Howe will not be diverted to Hornby until the end of the project. The Provincial representative's response was as follows:

'The idea of opening up Robson Street to automobile traffic, even on a temporary basis, since the agreement of closure by City Council at its meeting of June 25, 1974, is quite unacceptable. The need to retain a continuity of pedestrian traffic between the three blocks, right from its inception, is in my mind, essential to the concept of the "linear park" envisioned by the Architects.'

3. Exclusive Bus Lane - Howe Street

Occupation of the curb lane on Howe Street between Smithe and Nelson Street is expected to occur between early 1975 and late 1977. At present the westerly lane of Howe Street is for the "exclusive" use of buses. However, adjacent to this construction area all forms of vehicular traffic are permitted to use this lane only to turn right at Robson Street. During the closure of Robson Street many vehicles travelling along Robson Street destined west of Howe Street will turn left at Howe Street. Their first opportunity to travel west again occurs by turning right at Nelson Street. However, under the present exclusive bus lane arrangement no right turns are permitted at Nelson Street.

Because Granville Mall has now been returned to transit and because of the anticipated high volume on Howe and right turn demand at Nelson Street due to the closure of Robson, and because one lane of Howe Street has been requested by the Contractor during this period, the exclusive lane on Howe will have to be eliminated.

Summary

The City Engineer has the power to control construction activities as they affect the City streets because the City owns the streets by virtue of the City Charter granted by the Province.

With respect to the Block 51, 61 and 71 project, some relief to traffic disruption caused by construction requirements can be obtained by using Robson between Howe and Hornby in the latter half of the construction program. This suggestion has been rejected by the Provincial representative.

The City Manager submits the above report to Council for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 859

FINANCE MATTERS

A-7

CONSIDERATION

1. Grant Request for Whale Banners from Greenpeace Foundation

The City Purchasing Agent reports as follows:

"The Greenpeace Foundation is requesting a donation of 100 Decorative Street Banners (copy of their letter of request is attached).

These banners are usually taken off the streets in October and sold at the City of Vancouver Public Auction. This year, because of Grey Cup, the banners will be taken down in early December and sold at the next City Auction, possibly in March or April 1975.

The selling price is arrived at by the general condition of the banners and public interest. It is estimated that 400 banners will be available at a price of \$2.00 each."

The City Manager submits the foregoing report for Council CONSIDERATION.

RECOMMENDATION

2. Queen Elizabeth Theatre -
Restaurant and Liquor Lease

"The lease of the Queen Elizabeth Theatre Restaurant and the license to sell liquor in the Queen Elizabeth Theatre expire on January 31, 1975. Adrina Holdings Ltd. presently operates the Restaurant and conducts the sale of liquor in the Queen Elizabeth Theatre.

In 1971, Council established a Special Committee for the purpose of considering proposals for the renewal of the lease and license at that time. The Committee was comprised of two Members of Council and two Commissioners representing the Auditorium Board.

The City Manager RECOMMENDS that a Committee of Council be again established for the purpose of negotiating a new lease and license with Adrina Holdings Ltd. "

3. Business Tax Valuation Staff

The Director of Finance reports as follows:

"As Council is aware, the B.C. Assessment Authority has assumed real property assessing functions for the Province as a whole this year. This involved taking over our Assessment Division with the exception of the business tax and local improvement functions. As previously reported we expect to move the local improvement function administratively to the Revenue and Treasury Division. The business tax function presents more of a problem.

The business tax function is very similar to the real property assessing function in that it involves a staff of field valuation personnel determining assessed annual rental values, feeding this information to clerical staff who then proceed to prepare a roll, from which business tax bills are generated, and collected by the Permits and Licenses Department. Historically, we have used the business tax valuation staff as a major source of personnel for the real property valuation function as there is some similarity and the business tax training is valuable for the real property valuation work. We are also faced with the very distinct probability that within the next few years business tax may disappear and be replaced by the use of differential mill rates on real property taxation.

cont'd ...

Clause No.3 (continued)

At the moment the business tax function is not included under the Assessment Authority and remains a function of the City. If and when the business tax function disappears there would be a distinct problem in looking after the business tax employees, most particularly the field valuation staff. This possibility is certainly disturbing to the employees and of course the City is equally concerned with looking after the interests of these employees.

The Assessment Authority Act provides the necessary capability for the Assessment Authority to provide technical and professional services, other than those required under the Assessment Act, at the request of the municipality, and to charge for those services. Through the Assessment Commissioner we have investigated the possibility of the Authority being prepared to take over the business tax valuation staff and provide the City with the same function on a fee basis. We have also consulted with the employees who are unanimously in favour of moving over to the Authority.

There are distinct benefits to the field valuation staff in the areas of job security, almost certainly a pay increase, and there are possibilities for advancement through the real property assessment area. There are distinct advantages to the City also in that we would avoid the problem of what to do if the business tax function disappears, and further we are unable to provide proper supervision for the business tax function if it stays with the City other than appointing, for example, another Division Head. Supervision of the clerical function does not present the same problem as supervision of the valuation function.

Switching these employees to the Authority and paying the Authority for their services may cost a fractional amount more from the City's point of view, but the advantages to both the employees and the City would definitely seem to outweigh this. We will also be examining the proper administrative location for the three clerical staff in the business tax function but at the moment it would appear that they could most appropriately be placed in the Revenue and Treasury Division. This will be reported upon at the appropriate time.

I recommend that Council resolve to request the B.C. Assessment Authority to designate the eight business tax valuation field staff as employees of the Authority as of January 1, 1975 and further request the Authority to provide the City with the business tax assessing services needed by the City."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

A copy of this report has been provided to Mr. Ross, the Business Manager of the V.M.R.E.U.

4. Business Tax and Local Improvements

The City Manager has received the following report from the Director of Finance.

"As previously reported to Council the B.C. Assessment Authority has taken over real property assessing functions from the City. The Assessment Division of the City also has historically contained two other functions, being the Local Improvement Clerical function (the remainder of the function is in the Engineering Department) and the Business Tax Assessing and Clerical function (with the Business Tax billing and collection function being in the Permits and Licences Department).

A report before Council today deals with the question of the Business Tax Assessing Field Staff and recommends that these staff members be transferred to the B.C. Assessment Authority. However, the clerical staff would not transfer and would remain with the City. Organizationally it is felt that the most appropriate place for these four staff members is under the City Treasurer/Collector of Taxes. This would require Council to appoint the City Treasurer/Collector of Taxes as the 'Business Tax Supervisor'. The City Charter requires a Business Tax Supervisor appointed by Council.

It was previously reported to Council that we expected to move the Local Improvement Clerical function to the Treasury/Tax Collection Division also. This has been reviewed and is our recommendation.

cont'd ...

Manager's Report, December 6, 1974 (FINANCE - 3)

Clause No.4 (continued)

I therefore recommend:

- A. That Council appoint the City Treasurer/Collector of Taxes as the Business Tax Supervisor,
- B. That the Business Tax Clerical function previously in the Assessment Division be transferred to the Revenue and Treasury Division,
- C. That the Local Improvement Clerical function previously in the Assessment Division be transferred to the Revenue and Treasury Division."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

5. Downtown Information Service

The Director of Social Planning and the Director of the Vancouver Public Library REPORT and RECOMMEND:

"The Downtown Information Service, located at the Main Branch of the Vancouver Public Library, has been functioning for more than a year under the supervision of the Public Information Officer, Ernest Fladell, Social Planning Department. On December 31, 1974, operating funds for continuing this service will be depleted.

The cost is \$678 a month for one salary and \$18 a month for telephone service. There are no other costs, as the Downtown Information Service occupies space provided by the Library.

The purpose of the service is to establish a Civic information presence in the Downtown and to provide information on community services in a more comprehensive way than would normally be possible within the present framework of the Vancouver Public Library.

It is Social Planning Department practice to initiate programs and house them under other auspices, if the program is found to be successful. Inasmuch as the Downtown Information Service is housed at the Main Branch of the Vancouver Public Library, it would be logical for the Library to administer this program if it is to continue.

The Downtown Information Service currently serves some 1,600 people per month. In addition, it distributes literature on a self-serve basis in the amount of some 15,000 per month. The greatest number of inquiries come from people in the 20 to 35 age group and the 60 plus age group. These tend to be lower income people who rent accommodation, and live in the West End, East End and Kitsilano areas.

Main areas of inquiry are housing and accommodation, day care, financial (UIC, OAP, Mincome, Welfare, etc.), education, employment, new immigrant/resident.

The literature distributed deals with Government (City and Provincial), finances, senior citizen services, arts and recreation, crime prevention, health and transportation.

cont'd ...

Clause No.5 (continued)

It is provided by the following organizations:

- Unemployment Insurance Commission
- City Hall
- ICBC
- B.C. Department of Agriculture
- Vancouver Police Department
- RCMP
- B.C. Hydro
- Learning Exchange
- Canadian Red Cross Society
- UBC
- SFU

The Downtown Information Service has also been involved in special library exhibits and has served such groups as:

- The Composite Committee
- West End Landlord-Tenant Centre
- West End Services to Seniors
- Save the Orpheum Lottery
- Video Inn

The Downtown Information Service has fulfilled the expectations of the Social Planning Department, and has maintained a high level of service within the framework of the general criteria laid down for community information services. However, the library administration may have different or additional standards by which to evaluate the performance of the Downtown Information Service staff and the need to continue the service.

The Director of Social Planning and the Director of the Vancouver Public Library recommend:

- A. that funds in the amount of \$3,028 be approved to the Public Library to cover salary, fringe benefits and telephone costs from January 1st to April 30th, 1975, in advance of the 1975 budget;
- B. that the Director of the Vancouver Public Library evaluate the Downtown Information Service;
- C. that the Director of the Vancouver Public Library report back to Council by March 30 with a recommendation regarding discontinuance or continuance of the Downtown Information Service under the auspices of the Public Library Board."

The City Manager RECOMMENDS that the above recommendations of the Director of Social Planning and the Director of the Vancouver Public Library be approved.

6. Area Planning Priorities and Staffing

The Director of Planning reports as follows:

"On August 1, 1974, a special meeting of Council discussed reports of the Mayor, Director of Planning, City Engineer, Director of Social Planning, related to Local Area Planning. An extract of this Special Council meeting and the resolution resulting from this discussion are attached as Appendix I to this report. In summary, Council outlined a procedure for Local Area Planning processes. Council also reaffirmed that the responsibility for Local Area Planning lay with the Planning Department."

Clause No.6 (continued)

Council further resolved that:

"Council consideration of the number of planning programs to be undertaken at any time be deferred pending a report from the Director of Planning, having a regard to the comments made this day."

And further that:

"the question of staffing of the Planning Department and budget requirements be referred to the Board of Administration and the Planning Department for further report."

The Director of Planning has been considering the above questions raised by Council and has been reviewing the staff needs to carry on existing programs.

It should be noted that no vacancies exist within the Area Planning Division except at the Senior Planner level (2 vacancies). Temporary staff is held against these vacancies until suitable personnel can be employed.

The Director of Planning has also determined the budget requirements for these needs. Funds are available within the 1974 Planning Department budget to meet these requirements in 1974.

In addition to existing staff needs the Department has also been reviewing the programs for 1975. These programs include Local Area Planning, Neighbourhood Improvement and Implementation programs.

It is the Department's view that priority should be given to providing planning service to those Communities in the City where the greatest pressure for social and physical change exist. In addition to the existing Local Area Planning programs the priority communities, in our view, are Grandview-Woodlands, Mount Pleasant, Downtown East Side and Marpole.

Although the above are the commonly accepted priorities, the number that can be undertaken at any one time is dependent on budget restraints and the availability of senior staff and trained personnel. In this regard, the Department has been hiring and training staff which can go out into the Community and operate Local Area Planning and Neighbourhood Improvement Programs.

The Department feels it can staff two Local Area Planning programs by March 1975. Any additional programs would have to follow later.

This is being examined, however, together with the need to launch Neighbourhood Improvement Programs in 1975. The Department expects to report on these matters by the end of the year.

Whether Local Area Planning programs are implemented or not, the Department is still called on to report on rezoning and development proposals, and to answer citizen concerns. The service we are able to provide is inadequate because staff has to be diverted from "priority" programs and projects to monitor situations noted above.

A very important priority that the Department has, therefore, is to provide staff which can properly manage existing programs and projects, so that other staff can be directed to monitoring activities in Communities and undertaking special priority jobs.

Our staff requirements to carry on existing programs are as follows:

1. Fairview Slopes: A Fairview Planner has been hired. To carry on a program in this area a Clerk-Typist will be required to be located in a site office. It is anticipated that such site office will be required until the end of 1975. This office will not only provide very much needed space for planning staff, but will provide a better service and communication with the Community.

Clause No.6 (continued)

A Planning Assistant specifically assigned to Fairview does not appear to be warranted at this time but this could be reviewed as the program gets under way, particularly if Fairview becomes a Neighbourhood Improvement area.

2. Champlain Heights and Fraser River requires a Planner II. These two projects require a fairly high degree of independence and responsibility on the part of a member of staff. In Champlain Heights, this planner would be required to co-ordinate the activities of a Planning Advisory Group selected to assist Park, School and Civic staff to develop plans for Community facilities and High School well ahead of housing development. Such staff would also be required to co-ordinate and liaise with other departments in the City to expedite the development of Champlain Heights. It should be noted that this staff person is not intended to be the project manager discussed by the Community Development Committee as a possible temporary employee (2-3 years) who would supervise construction in Champlain Heights when zoning and subdivision matters are resolved.

The Fraser River recreation study will result in some activities and some priorities with respect to development along the Fraser River and will involve such a Planner in, not only implementation of plans, but the development of Zoning and other By-laws to assist in implementing change. This Planner will require a Planning Assistant to carry out his activities.

3. City Land: The investigation and clearance is the responsibility of the Area Planning Division. A Planning Assistant will be required to assist the Associate Director to liaise with other Departments and deal with these matters. Such Planning Assistant would also assist the new Housing Planner in some of her activities.

It should be noted that this was an item recommended in the Board of Administration of June 22 and was overlooked in the discussions by Council in August.

It should be noted that, in order to provide a reasonable level of service in the Community, additional requests for staff will be made to operate new programs authorized by City Council. This report has already noted the need for staff for Local Area Planning and Neighbourhood Improvement Programs. Arising out of some of these programs will be the need for staff to implement plans.

Depending on the nature of the work, staff could be hired on contract, temporary or permanent basis.

In order to illustrate the above possibility and to provide Council with a better understanding of the status of existing Area Planning staff, and the timetable for various programs and projects, a table had been prepared and attached as Appendix II to this report.

RECOMMENDATIONS

1. To carry on with existing programs Council:
 - a) authorize the establishment of a Planner and a Planning Assistant for the Champlain Heights and Fraser River program;
 - b) authorize the establishment of a Clerk-Typist position for the Fairview Slopes program and that the Supervisor of Property & Insurance be instructed to report on an office for the planning team. Authorize the City Manager to approve the costs of operating this site office;
 - c) authorize the establishment of a Planning Assistant for the Area Planning Division to assist the Associate Director;
 - d) instruct the Director of Personnel Services to classify the positions and submit to the City Manager for approval;

Manager's Report, December 6, 1974 (FINANCE - 7)

Clause No.6 (continued)

RECOMMENDATIONS (cont'd)

- e) approve funding in advance of the 1975 Budget for costs detailed in Appendix "A" enclosed.
- f) approve auto allowance - on a regular basis, for the Champlain Heights-Fraser River Planner position.
- 2. Priorities be given to establishing programs in those areas which have been identified by Council, i.e. Grandview-Woodlands, Mount Pleasant, DOWRTOWN Eastside and Marpole. Authorization be given to hire staff for these programs and the Director of Planning through the City Manager be instructed to report back on details of staffing, site offices and other budgetary items.

Priorities for other areas of the work program will be the subject of further reports as and when selected by City Council.

The City Manager reports as follows:

- Items 1 a) & f) are submitted for Council CONSIDERATION since this is an increase in the standard of service in the Planning Department.
- Item 1 b) is not supported by the City Manager and it is suggested that this function continue to be provided by existing staff out of the present Planning Department facilities.
- Items 1 c), d), & e) are recommended by the City Manager.
- Item 2 is submitted for the CONSIDERATION of Council since this is also a matter of standard of service provided by the Planning Department and Council have not yet identified the number of Local Area Planning programs that are to proceed simultaneously.

FOR COUNCIL ACTION SEE PAGE(S) 836

PERSONNEL MATTERS

RECOMMENDATION

1. Three Additional Clerical Positions - Police Department

The Vancouver Police Board, at its meeting of October 24, 1974, passed the following motion:

"THAT City Council be requested to consider providing the funds required (approximately \$3,200) for the following additional clerical staff, effective November 15, 1974.

- 1 C.P.I.C. Supervisor/Operator
- 1 Clerk Typist - Identification Section
- 1 Clerk Typist - Warrant Squad.

FURTHER THAT the Director of Personnel Services be requested to review the positions for the purpose of establishing classification and salary."

The Administrative Analyst has reviewed the workload situation in these three section and reports as follows:

"A. C.P.I.C. Supervisor/Operator - Communication Section

The Canadian Police Information Centre (C.P.I.C.) is a national on-line computer file of data on such matters as:

- (a) Outstanding warrants from all Canadian jurisdictions.
- (b) License numbers of all Canadian stolen cars.
- (c) Known criminals (for observation).

Since the C.P.I.C. was inaugurated in November, 1972, volume has increased to an average of 600 enquiries per day. Of these, 10.8% generate a positive response.

Five operators, currently operating the two "remote" computer consoles on a 24-hour basis, are being supervised by the Staff Sergeant in charge of the Report Centre who can devote only 5% of his time to C.P.I.C. supervision. The workload on this facility is constantly increasing due to:

- (a) The increased need to "cleanse" data submitted to the central computer.
- (b) The high "hit ratio" experienced by police officers has resulted in higher utilization by police staff.
- (c) Increased complexity of the central file. (A "Properties File" of all serial-numbered stolen goods has recently been included in the central computer.)

I therefore RECOMMEND that Council approve the Police Board's request for a C.P.I.C. Supervisor/Operator in the Communication Section.

Cont'd... ..

Clause No. 1 (Cont'd)

B. Clerk Typist - Identification Squad

In the Fingerprinting and Criminal Records Section of the Identification Squad, one (1) Clerk Typist II is available to answer telephones, type records, and file both records and photo negatives for the staff of ten technicians and clerks. The general workload, as reflected by the number of persons fingerprinted and photographed, has increased from 9,684 in 1971 to 14,129 in 1973, and is estimated at 16,400 in 1974. As a result of this 66% increase over three years, the technicians are doing much of their own typing, and police officers are withdrawing material from the files. Because there is no relief for the present Clerk Typist II, not only is security of the files in the area non-existent, but a backlog of three months has developed in the updating of "Mug Books" and criminal records.

I therefore RECOMMEND that City Council approve the Police Board's request for an additional Clerk Typist in the Identification Squad.

C. Clerk Typist - Warrant Squad

The present complement of the Warrant Squad is 1 Corporal, 3 Constables and 1 Clerk Typist II. There has been no increase in staff since 1969 in spite of an 81% increase in workload, as reflected in the volume of warrant processing activity:

1969	-	23,369
1970	-	21,539
1971	-	22,598
1972	-	27,455 (Bail Reform Act implemented)
1973	-	35,702
1974	-	42,400 (estimated).

As a result of this increased workload, the police officers have had to assume a largely clerical function. At present, 20% of the warrants issued remain unexecuted. The 2-man Enforcement Unit spends less than two days per month executing warrants in the field.

The addition of another Clerk Typist, and the subsequent reorganization of duties within the squad, would release two (2) policemen for a full-time (2-man) Enforcement Unit.

I therefore RECOMMEND that City Council approve the Police Board's request for an additional Clerk Typist in the Warrant Squad.

D. FURTHER RECOMMENDATIONS:

- i. That the classification of these three additional positions be carried out by the Director of Personnel Services.
- ii. That additional costs for 1975, estimated at \$24,435 (based on 1974 salary levels and including fringe benefits) be approved in advance of the 1975 budget.

- E. The Business Manager of the V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

Cont'd.....

RECOMMENDATION2. Librarian - Britannia Complex Library

Council, on July 31, 1973, approved the recommendation of the Deputy Director of Planning and Civic Development for the construction of the Britannia Community Services Centre. An integral part of the Centre is the library, which will serve the primary school and the secondary school, as well as the general public. Because of the complexity of the tasks facing the new branch head in this integrated operation, it is anticipated that a longer than normal time should be allowed for the hiring process. Consequently, although the library is not expected to open until the spring of 1975, it is considered necessary that immediate steps be taken to initiate the search for the branch head.

On October 23, 1974, the Library Board approved the following recommendation of the Head of Library Personnel Services regarding the classification of this proposed new position:

Proposed Classification

Librarian - Britannia Complex Library
Pay grade 30 (\$1327 - \$1588)*

Effective Date

When filled.

(*Plus 7% for 37 1/2 hour week.)

The annual cost of this recommendation at 1974 salary rates, and including employee fringe benefits, would be approximately \$22,837. It is requested that funding for this proposed 1975 commitment be approved in advance of the 1975 budget.

This report has been discussed with the Labour Relations Officer for the Vancouver School Board, the Director of Personnel Services and the Vancouver Public Library Staff Association (Local 391, C.U.P.E.), who concur.

The balance of the staff complement and any necessary furniture and equipment will be the subject of a future report.

The City Manager RECOMMENDS that a new position of Librarian - Britannia Complex Library be established at pay grade 30.

3. Salary and Classification Review, One New Position, Librarian I - Catalogue Division, Vancouver Public Library

The Director of Personnel Services reports as follows:

"On October 23, 1974, the Library Board approved a report from the Head of Library Personnel Services:

'It is anticipated that the Greater Vancouver Library Federation will be established in April, 1975 and will provide substantial financial support to the Vancouver Public Library in enlarging its holdings to meet the greater demand which will be made on the Central Library. In preparation for this, book quotas allocated to reference divisions have been increased with funds provided by a grant from the Library Development Commission and, as a result, over 2800 volumes of adult books are being received each month as compared with approximately 1200 per month in 1973. It is expected that quotas will stay at this level when Federation funding commences.

Due to the increased number of titles arriving for cataloguing, it has become necessary to increase the staff of the Catalogue Division by one Librarian I with total costs to be charged to the Library Development Commission until March 31, 1975 and then to the Greater Vancouver Library Federation.'

Manager's Report, December 6, 1974... (PERSONNEL - 4)

Clause No. 3 (Cont'd)

Since funds are recoverable, there will be no additional cost incurred by the City.

This recommendation is concurred in by the President of the Vancouver Public Library Staff Association Local 391, C.U.P.E.

I endorse this report and recommend that it be approved."

SUMMARY

<u>Incumbent</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
One New Position	Librarian I Pay Grade 21 (\$945-1130*)	October 1, 1974

*Pay Grades include 7% for a 37½ hour week.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 839

PROPERTY MATTERS

A-9

RECOMMENDATION

1. Lease of 1564 W. 6th Avenue - Civil Defence Accommodation

The Supervisor of Property & Insurance reports as follows:-

"On December 1st, 1969, the City of Vancouver as lessee entered into a lease agreement with Twigg Investment Ltd., as lessor, for a certain portion of a building known as 1564 W. 6th Avenue. That portion which represents 455 square feet, is utilized as office and storage space for Civil Defence, (now Vancouver Emergency Programme) for a five-year term commencing December 1st, 1969. The lease is subject to twelve months' notice by the lessee and also contains an option to renew.

Mr. M.G. Blaney co-ordinator for the Vancouver Emergency Programme, has requested a renewal in accordance with the option and negotiations have now been concluded with Twigg Investment Ltd. for a five-year renewal at a rental of \$157.35 per month, plus Janitorial costs. This represents an increase of \$46.60 per month and is considered to be fair market value for the area and service involved. The Provincial Government, who pay 90% of the rental have agreed to the proposed rate.

RECOMMENDED That the lease dated December 1st, 1969, between Twigg Investment Ltd. and the City of Vancouver be renewed for a further five-year term at a rental of \$157.35 per month, plus Janitorial Services. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Family Housing Site III
Lot 8, Sub. A, Block 108, D.L.'s 36 & 51
4811 Boundary Road

The Supervisor of Property & Insurance reports as follows:-

"On July 9th, 1974, Council approved in principle, the site on the west side of Boundary Road between Tanner and Price Streets for Family Housing purposes, and instructed the Supervisor of Property & Insurance to immediately proceed with the acquisition of the four privately-owned dwellings on an accelerated basis.

The subject property, described as Lot 8, Sub. A, Block 108, District Lots 36 & 51, comprises a single-storey non-basement frame dwelling, with a main floor area of 750 square feet, erected in 1953 on a lot 33' x 125', zoned R.S.-1, One Family Dwelling District. This dwelling contains 4 rooms and a utility room, 4 plumbing fixtures, patent shingle roof, stucco exterior, concrete foundation, and is heated by an automatic gas-fired furnace. The dwelling is in very good condition for its age and type.

Following negotiations with the owners, they are prepared to sell their property for the sum of \$46,200.00 as of December 15, 1974, subject to the following conditions:-

- (a) Rent-free possession to March 31, 1975
- (b) Owner to retain possession of the carpets, kitchen sink, shower unit, and trees
- (c) Payment of \$7,500.00 upon delivery of registrable Deed.

Cont'd.....

Clause No. 2 (Cont'd)

This price is considered fair and equitable and it is proposed to demolish the dwelling when it is vacated by the owners.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire Lot 8, Sub. A, Block 108, D.L.'s 36 & 51, known as 4811 Boundary Road for the sum of \$46,200.00 on the foregoing basis, chargeable to Account Code #4912/-, Property Purchases for Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. RENTAL INCREASE - H.M.C.S. Discovery (Deadman's Island) Police Training Academy

The Supervisor of Property & Insurance reports as follows:-

"By agreement dated April 15th, 1970, the City of Vancouver entered into a lease with the Department of National Defence for use of portions of certain premises and land on Deadman's Island, the area to be used as a site for the Police Training Academy. The lease term is for an indefinite period at a nominal rental of \$1.00, and the City is to pay in advance for utilities provided during the term of the agreement at the following rates:-

Heat	\$55.00 per month
Power	\$84.00 per month
Water	\$39.60 per month
Road Maintenance	<u>\$72.50</u> per month
TOTAL	\$251.10 per month

The Department of National Defence on July 9, 1974, advised the City of Vancouver that due to the increased cost of services since 1970, they found it necessary to increase the charge for utilities from \$251.10 per month to \$300.00 per month, effective August 1st, 1974.

It is noted that the City receives funds from the Provincial Government on a per diem basis towards the cost of Police Training. Consequently, these rental charges are presently the responsibility of the City.

The Deputy Chief Constable, Bureau of Administration, advises that the present training program is tentatively terminating on March 1st, 1975, and that some firm training plans may be expected from the B. C. Police Commission prior to that date.

In the event that this operation becomes a provincial Government function exclusively, (which should be known in 1975), then the City will serve notice of cancellation as provided for in the lease.

The rate increase was approved in principle by way of letter and the Department of National Defence has now requested formal approval and copy of Council Resolution to this effect.

RECOMMENDED That the cost of services referred to in an agreement dated April 15th, 1970, between the Department of National Defence and the City of Vancouver with respect to property on Deadman's Island, be increased to \$300.00 per month, effective August 1st, 1974."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

RECOMMENDATION

4. LOTS A TO G, LOT 10, & ADJACENT LANE, BLOCK 2,
N.W.¼ SECTION 24, T.H.S.L., SITUATED: S.E.
CORNER OF VENABLES & RENFREW STREETS

The Supervisor of Property & Insurance reports as follows:-

"On January 22nd, 1974, Council approved, in principle, the sale of Lots A - G, Block 2, N.W.¼ Section 24 situated at the S.E. Corner of Venables and Renfrew Streets to the Provincial Government for lease to the B.C. Housing Foundation for a senior citizen's development, subject to the Government acquiring one privately-owned lot within the site. Subsequently, at the request of the B.C. Housing Foundation, the Supervisor of Property & Insurance was instructed by Council to acquire the privately-owned lot to complete the site and this was done.

Agreement was reached with the Government with respect to the purchase price for the site and on October 22nd, Council approved the price and set the conditions of sale, The Minister of Housing has now requested that consideration be given to certain amendments to the conditions which are set out below:-

1. Condition 3(a)

'The site to be leased to the B.C. Housing Foundation for the development of senior citizens' housing;'

The Provincial Government has not yet firmly established the policy that such lands would be leased to a non-profit foundation, as opposed to the Province being reimbursed by the Society out of funds they borrow from C.M.H.C. Also, because of the high cost of construction, the B.C. Housing Foundation may find that in the absence of Section 44 Subsidies, the rents may be too high. If this transpires then the Province may decide to build the senior citizen's housing under Section 43 of the National Housing Act and consider sub-contracting management to the B.C. Housing Foundation. For these reasons the Province wishes the condition 3(a) above to be amended as follows:-

'The site be used for senior citizens' housing and that the B.C. Housing Foundation be given first choice to develop this property.'

It would appear that the reasons given by the Government for changing this condition are justified.

2. Condition 3(d)

'The purchaser granting an option to re-purchase by the City (or other documentation deemed advisable by the Director of Legal Services) in the event development is not commenced to a point where foundations have been poured within 12 months from the date Council approves this report.'

The Province contends that it would not have the right of entry onto the property until such time as the Province is in receipt of a registrable conveyance. It would appear reasonable to give the Province 12 months from the date of receipt of a registrable conveyance in which to commence construction rather than from date of approval of the sale which was October 22nd, 1974. Accordingly, it is suggested that this condition be amended to read as follows:-

'The purchaser granting an option to re-purchase by the City (or other documentation deemed advisable by the Director of

Clause No. 4 (Cont'd)

Legal Services) in the event development is not commenced to a point where foundations have been poured within 12 months from the date of receipt of a registrable conveyance in favour of Her Majesty the Queen in Right of the Province of British Columbia from the City of Vancouver.'

3. Condition 3(i)

'The date of sale to be the date of issuance of a Development Permit or 120 days from the date of sale approved by Council (February 20, 1975) whichever is the sooner.'

The Government advises that this would be satisfactory to them provided that they had a registrable conveyance by that date. However, they fear there could be long delays in the consolidation and closing of the lanes and it could well be that they would not receive a registrable conveyance until after the 120 days. However, at this point, it is not anticipated that the City will encounter any problems in having the site consolidated and ready for conveyance to the Government by the date established by Council. In the event that the City is responsible for a delay in effecting registration, this matter could be dealt with at that time. It is therefore not considered necessary to amend this particular condition.

It is therefore RECOMMENDED That the conditions of sale approved by Council on October 22nd, 1974, of the site to be created by the consolidation of Lots A - G, Lot 10 and the adjacent lane, Block 2, N.E.¼ Section 24, be amended as set out in items 1 and 2 above."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. LEASE OF PORTION OF WATERLOT 'A'
DISTRICT LOT 2064, PLAN 5568
215 West 1st Avenue

The Supervisor of Property & Insurance reports as follows:-

"Summer Holdings Ltd., the owners of Lot A, Block 1, District Lots 302 and 2064, have requested a lease of the waterlot fronting their property and fronting the adjoining property owned by Hayes Trucks Ltd. The portion of waterlot which they have applied to lease is 300 feet wide and 100 feet deep, to the Harbour Headline.

Egmont Towing, a related Company, has applied for, and has had conditionally approved, a development permit for the installation of a barge slip, tug berth, and other ancillary services for trans shipment of goods.

City Council on August 13th, 1974, approved the recommendations of the Standing Committee on Civic Development which in part contained the following:-

'That the proposal for a new barge slip to serve Egmont Towing Ltd. be approved in principle and that the Supervisor of Property and Insurance be instructed:-

1. To negotiate with that company to establish the appropriate leasing arrangement which would insure public access for a waterfront walkway.
2. To investigate the possibility of buying the Egmont Towing Limited property with lease back to Egmont for an appropriate period of time.'

Clause No. 5 (Cont'd)

In reference to Item '2.', the company does not wish to sell their property to the City.

In reference to Item '1.', there have been a number of discussions with the Company on both the term of the lease and the lease rental. The majority of properties which the City have leased in the False Creek Basin are to terminate in 1988, and it was determined by the Planning Department that any lease to Summer Holdings Ltd. should terminate in 1988. This presents a problem to the company as their capital investments will be fairly high, much of this imposed because of the City's requirements, and it is a relatively short period in which to amortize their capital expenditures.

Consideration for the extra cost of sheet piling as required by the Planning Department to cosmetically retain the land at the waters edge, the City's option for a future walkway on the company land, and a release of the water rights from the adjoining upland owner have now been worked out and, as a result, the Company has now agreed to lease the City waterlot on the following terms and conditions:-

- (a) Lease to commence December 1, 1974, and terminate on November 30, 1988;
- (b) Rental to be \$5,136.00 per annum, plus taxes as if levied;
- (c) The rental to be reviewed on November 30, 1984, and the rental to be based on the then current market rental;
- (d) The provision of a 5-foot cinder public walkway in perpetuity as designated in Plan #1473-25A.

The Supervisor of Property & Insurance is of the opinion that the proposed rental represents market rental value, and it is therefore

RECOMMENDED That the City enter into a lease with Summer Holdings Ltd. on the above terms and conditions, and the lease be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION6. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
4561 Boundary Road; Lot 6, Blocks 104 to 106, D.L.'s 36 & 51.	Boundary Road Street Widening	Paul Bulych	\$ 515.00	4912/458
Portion Only of Manufacturing Plant, 1199 West 6th Ave.; Waterlots 3645, 3646 & 3660	Re-develop- ment, False Creek	Merchant Contractors Limited	\$20,835.00	316/1625

Manager's Report, December 6, 1974.....(PROPERTIES - 6)

Clause No. 6 (Cont'd)

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 840

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Proposed Amendment to the Sign By-law to Accommodate Face Changes to Non-Conforming Signs

The Director of Planning reports as follows:

"City Council on October 8, 1974 adopted the New Sign By-law. This By-law specified in Section 9(1) that:

'Before any person shall construct; erect, alter, repair other than normal maintenance, or relocating any sign, except those exempted under this By-law, he shall make application in writing to the Administrator for permit.'

And in Section 9(5):

'The Administrator shall issue a permit if the application complies with the provisions of this By-law. . . .'

The City has since received several sign-permit applications for changes to the faces of existing signs which do not conform to the new By-law. It is expected more applications of this type will be forthcoming in the future. It is the opinion of the Director of Legal Services that the changing of the content of a sign constitutes the creation of a new sign and under the present regulation must be brought into conformity with the By-law. Therefore, these applications had to be withheld until the By-law can be amended.

However, sign industry representatives have contested the strict enforcement of such regulations on the grounds that it would create undue hardship to the advertiser. It is the general practice that the advertiser of a sign enters into a contract with the sign company to amortize the cost of the sign over an abatement period of a number of years (usually five). When an advertiser moves from the premises or sells his business, he normally assigns his lease to the succeeding tenant. This often necessitates a change of copy to the face of the sign to indicate the change of advertiser. By refusing such permits, it is in fact penalizing the previous tenant, who must pay the outstanding contract for a sign which he no longer needs.

A large number of signs in the City, especially projecting signs, became non-conforming with the introduction of the new Sign By-law. It is to be expected that about 50 to 100 businesses will change hands annually, thereby requiring sign face changes.

In order to avoid creating hardships, particularly to small merchants, and without jeopardizing the gradual and systematic removal of non-conforming signs, it is proposed that an Amendment be made to the present By-law. This would permit changes to a sign face without requiring the sign to be brought into conformity with the By-law, as follows:

- (a) Replacing damaged sign face or one needing repainting;
- (b) Improving the sign without essentially altering the contents or advertising message of the sign; however
- (c) Where alterations in the contents due to change of owner or type of business or establishment are proposed, a time limit will be imposed. The time limit will be established by taking into consideration the remaining portion of the abatement period and the time the sign became non-conforming but in no way will it exceed five years.

A copy of the proposed Amendment is attached. The sign industries generally agree with the proposal.

It is therefore RECOMMENDED:

That Council approve the proposed Amendment to the Sign By-law and forward it to a Public Hearing."

2. Proposed Amendment to Sign By-law -
Height of Billboard

The Director of Planning reports as follows:

"Section 6(8)(c) of the Sign By-law stated:

'The maximum height of a billboard shall be 16 feet above grade,
or the height of the front wall of the buildings on adjoining
properties whichever is less.'

Seaboard Advertising Company Ltd. brought to the City's attention that although the 16 feet height limit is sufficient for the ordinary billboard it will not be so for the 'trio' billboards (i.e. billboards with automatic face changes). The 16 feet limit will place the billboard face only six feet above the grade, a height insufficient to prevent playful kids from getting their hands caught between the rotating prisms and/or damaging the rotation by jamming sticks or other materials into them.

As this involves the safety of the public, it is suggested that the maximum height be increased to 20 feet to provide sufficient clearance above the grade.

It is therefore RECOMMENDED:

That Section 6(8)(c) of the Sign By-law No. 4810 be amended to read as follows:

'The maximum height of a billboard shall not exceed 20 feet above
grade.'

And the Amendment be forwarded to a Public Hearing."

CONSIDERATION

3. "Locked-In" Lot at 2331 Triumph Street

The Director of Planning reports as follows:

" Development Permit Application No. 67858 has been filed by the Landmark Projects Corporation Ltd. to construct a 21-unit apartment building on Lots 7, 8 and 9, Block 23, D.L. 184 (Northwest corner of Nanaimo and Triumph Streets).

This development, if constructed, would leave Lot 10 (2331 Triumph Street), approximately 35.5' x 122', an isolated lot between the proposed apartment building to the east and the approved Senior Citizens' Lodge to the west. Such isolated lots are known as a "locked-in" lot.

PROCEDURE - "LOCKED-IN" LOTS

The RM-3 Multiple Dwelling District Schedule of the Zoning and Development By-law provides in part that the site for any new apartment building shall have an area of not less than 6,000 sq. ft. (lot size approximately 50' x 121') except a lot not less than 5,400 sq. ft. (approximately 44.65' x 121'), registered in the Land Registry Office prior to September 6, 1965.

If a development permit application is received which would create a locked-in lot, then the following is the present procedure:

City Council's resolution of June 18, 1964 provided in part that:

"All steps be taken by the Planning Department to prevent locked-in lots by negotiation with the developer and the owner but that no immediate steps be taken to prohibit the creation of new "locked-in" lots and that this item be added to City Planning Department work programme."

Clause No.3 (continued)

The Zoning Division of the Planning Department contacts the owner of the "locked-in" lot. The bylaw position and the present administrative procedures are then explained.

If the "locked-in" lot owner with apparent full knowledge of the position then does not object to remaining as a "locked-in" lot - often through personal reasons (age, length of time having lived in house, existing revenue from number of multiple occupancy units in existing building, etc.) no further action is taken and the development permit is issued for the apartment building, subject to compliance with all relevant regulations, etc.

If, however, the "locked-in" lot owner does object, then the Zoning Division endeavours to bring the affected parties together usually by letters and separate meetings - to see if conciliation can be achieved and the "locked-in" lot problem resolved.

This procedure is not always successful because of the position taken by either or both parties and at some point because of delays, etc. one of the affected parties usually requests permission to appear before Council as a delegation. This is the case in the application now being reported.

PRESENT SITUATION RE 2331 TRIUMPH STREET

City records indicate that Lot 10 contains a 3-suite conversion and the assessed value is Land \$14,424; Improvements \$20,034.

The owners of Lot 10, Louis and Maria Pereira of 2661 Pandora Street, have advised by letter dated November 6, 1974, of their objections to being left a "locked-in" lot. The letter further states:

"The developers of this proposed development made us an offer which we found unfair and unreasonable, so we refused the offer."

Mr. F.H. Briscoe of the Landmark Corporation Limited advises of his willingness to acquire Lot 10 but is unable to arrive at a mutually acceptable price with the owners.

As it has not been possible to resolve the question of the "locked-in" lot and both parties have advised verbally that they wish to appear before Council as a delegation, Development Permit Application No. 67858 is referred to City Council for CONSIDERATION."

DELEGATION REQUEST - LOUIS & MARIA PEREIRA

F. H. BRISCOE - LANDMARK CORPORATION LTD.

(Copies of letter from Louis & Maria Pereira dated November 6, 1974, letter from Landmark Projects Corporation Ltd. dated October 18, 1974, with attachment, and plan showing location of the subject property are attached.)

FOR COUNCIL ACTION SEE PAGE(S) 840-1

Department Report, December 6, 1974 (FIRE - 1)

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. Transit Routes in the Marpole Area

The City Engineer reports as follows:

"In accordance with Council's motions at the meeting of September 10, 1974, the Engineering Department has contacted the bus companies, with the results mentioned below. This report will be accompanied by a report reference from the City Engineer.

1. The Greyhound Bus Lines

The Greyhound Bus Lines have already complied with Council's request and have rerouted all their outbound buses (4 per day) via Cambie Street/41st Avenue/Oak Street.

2. The Bureau of Transit Services

The Bureau of Transit Services is the planning body for B.C. Hydro and Pacific Stage Lines.

(a) It complied with two of Council's motions, namely:

- (i) rerouting the Richmond Express to Hudson/71st Avenue/Oak Street
- (ii) rerouting the Granville Shuttle to 72nd Avenue from Osler/Oak Street

(b) In studying Council's motion to consider using the bus travelling along Marine Drive from New Westminster as the shuttle to Granville Street, Bureau of Transit Services and B.C. Hydro have concluded that the suggested route for the Marine Drive service is not operationally possible because of the already congested situation on the Granville Loop at 63rd Avenue, and because it would also create an imbalance of bus service at this location.

They are in favour of Marine Drive service (2 per hour) remaining on the Marine Drive/Osler Street/71st Avenue/Oak Street route. However, in view of Council's request, they will look for alternative routings with the Engineering Department, but request that until such time when a suitable alternative can be arrived at, they be allowed to operate either on:

- (i) Marine Drive/Osler Street/71st Avenue/Oak Street; or
- (ii) Marine Drive/Hudson Street/71st Avenue/Oak Street

(The selection of the most suitable of these two roads relates, in part to the next item in this report. Therefore, our conclusion on this aspect is developed in the next section of this report.)

(c) In response to Council's motion that the Pacific Stage Lines use Cambie Street/41st Avenue/Oak Street as the route for their buses, the Bureau of Transit Services have suggested that they have had considerable experience on the above mentioned route. However, delays due to heavy traffic congestion on Oak Street coupled with left turn difficulties at 41st Avenue had made the ferry bus service (1 per hour) very unreliable by frequently causing the bus to miss ferry connections. This breakdown in service had resulted in the abandonment of the Cambie Street/41st Avenue/Oak Street in favour of Marine Drive/Osler Street/71st Avenue/Oak Street route earlier this year.

The Bureau of Transit Services have suggested three alternatives for the P.S.L. operations in their order of preference:

- (i) Marine Drive/Osler Street/71st Avenue/Oak Street (present routing)
- (ii) Provision of an exclusive bus lane on Oak Street south of 57th Avenue
- (iii) Marine Drive/Hudson Street/71st Avenue/Oak Street.

The Engineering Department is not in favour of providing an exclusive bus lane on Oak Street south of 57th Avenue for a relatively infrequent ferry bus service because of the already congested traffic situation. On a street that is pre-

Cont'd . . .

sently operating at capacity during the rush periods, the removal of a traffic lane for exclusive bus use will have very detrimental effects on an already unsatisfactory traffic situation. Longer delays will be experienced as a result of the longer back-ups caused by the lack of capacity. This could develop into a highly unsatisfactory situation including greater use of local street and lanes in order to avoid congestion along Oak Street. Tests in 1972 with a "bus only" lane between 67th and 70th Avenues caused a very substantial increase in traffic accumulation and delay; bridge volumes were reduced 10 - 20%.

Common alternatives for routing of the P.S.L. ferry bus service and the Marine Drive service have been suggested by the Bureau of Transit Services.

ALTERNATIVE 1 - Osler Street/71st Avenue/Oak Street Route

The table below summarizes the peak hour bus volumes on Hudson and Osler Streets if this alternative was adopted.

Bus Service	Pre-July '74		Post-July '74		Sept. '74		Alternative 1	
	Hudson	Osler	Hudson	Osler	Hudson	Osler	Hudson	Osler
Richmond Express	-	15	-	15	15	-	15	-
Pacific Stage Lines	-	1	-	1	-	1	-	1
Granville Shuttle	-	-	-	12	-	-	-	-
Marine Drive	-	-	-	2	-	2	-	2
TOTAL	0	16	0	30	15	3	15	3

This alternative would result in Osler Street being used by three buses per hour compared with the "Pre-July '74" volume of 16 buses per hour. On the other hand, Hudson Street will be used by 15 buses per hour.

Osler Street would be carrying 17% of the buses compared with 83% on Hudson Street.

ALTERNATIVE 2 - Hudson Street/71st Avenue/Oak Street

The table below summarizes the peak hour bus volumes on Hudson and Osler Streets with this alternative.

Bus Service	Alternative 2	
	Hudson	Osler
Richmond Express	15	-
Pacific Stage Lines	1	-
Granville Shuttle	-	-
Marine Drive	2	-
TOTAL	18	0

In this case, Hudson Street will be used by all transit vehicles, instead of Osler Street.

The City Engineer advances the following alternatives for Council's CONSIDERATION:

- A.

1.

That Council approve the Pacific Stage Lines to use Osler Street/71st Avenue/Oak Street as the route for their ferry bus service.

2.

That Council approve the usage of Osler Street/71st Avenue/Oak Street as a temporary transit route for the Marine Drive service until B.C. Hydro and Bureau of Transit services work out a suitable alternative for this service.
- or
- B.

1.

That Council instruct the Bureau of Transit to: "operate the P.S.L. service to Victoria via Marine Drive - Hudson Street - 71st Avenue - Oak Street.

2.

That Council instruct the Bureau of Transit to: "operate the Marine Drive service via Hudson Street - 71st Avenue - Oak Street."

I(i)

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 28, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 28, 1974, in the No. 2 Committee Room, third floor, City Hall at approximately 1:00 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Linnell and Volrich

CLERK: M. Clark

RECOMMENDATIONS

1. Price of Closed Street and Lane -
Pendrell Street between Burrard &
Thurlow

On October 1, 1974, City Council, when dealing with the Manager's Report, Works and Utility Matters, dated September 27, 1974, passed the following motion in regard to the price of a closed street and lane:

"THAT Item (C) re the 'Price of Closed Street and Lane', as contained in this clause be referred to the Finance and Administration Committee for consideration and report on the policy involved in this matter."

On July 23, 1974, Council approved the closure of Pendrell Street between Burrard and Thurlow Streets for the proposed addition to St. Paul's Hospital subject to certain conditions. The Hospital District wanted assurance from Council that Pendrell Street could be closed before they spent large sums of money acquiring the privately-owned property in the block. At the meeting of October 1, 1974, Council received for information the report on the details of the hospital extension and approved the following recommendation of the City Manager in regard to the lane closure involved:

"I RECOMMEND that when the Hospital District acquires Lots 10 and 11, Block 9, D.L. 185, Plan 92 situated on the northeasterly corner of Pendrell and Thurlow Streets, the portions of lane outlined red and green on plan marginally numbered LE 4077 be closed, stopped up and conveyed to an abutting owner, subject to the consolidation of the lane with an abutting parcel."

The Committee this day, considered Clause (C) of that Manager's report in regard to the closed street:

" (C) Price of Closed Street and Lane

In the report to Council on July 23, 1974, the following was RECOMMENDED as one of the conditions of approval:

The closed road be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

When considering this matter, Council amended this condition to read as follows:

The closed road be conveyed to either or both of the abutting owners at a reasonable price.

The RECOMMENDATION of a nominal sum of one dollar was submitted in accordance with Council decisions on similar requests. The basis for the previous decisions is set out below and was contained in a report to Council in 1970 when dealing with a street closure for the Vancouver General Hospital valued at \$193,000.

'In all the municipalities in the Province except the City of Vancouver, all highway is vested in the Queen in the right of the Province. The Vancouver Charter, however, provides that the highway in the City of Vancouver is vested in the City.

cont'd....

Clause No. 1 continued

The Director of Lands has advised that the Crown Provincial conveys highways to hospitals for a nominal sum with a restriction for hospital purposes only. In the event that the highway is no longer used for hospital purposes, it reverts to the Crown. The Corporation Council has advised that similar arrangements could be made by the City in the conveyancing of highway to hospitals.'

The streets and lanes were originally vested in the Crown and the Crown in turn vested them in the City of Vancouver at no cost to the City. As noted above, throughout the Province, streets and lanes required for hospital purposes are conveyed to the hospitals for a nominal sum.

The market value of the closed section of Pendrell Street and the lane described above is \$809,270.00. It is necessary to determine a reasonable price in accordance with Council's resolution of July 23, 1974. With the fuller explanation of the background to the conveyance of streets and lanes for hospital purposes, Council may wish to consider that a reasonable price for the closed street and lane for the addition to St. Paul's Hospital be one dollar with the conveyance to provide for the return to the City of the closed street and lane if the area is no longer used for hospital purposes. "

The City Manager had recommended to that meeting of Council that the closed street and lane in Item (C) be conveyed to either or both of the abutting owners for the nominal total sum of \$1.00. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

In considering this matter, the Committee noted particularly that the City of Vancouver is unique in the Province in that the streets and lanes are vested in the City and not vested in the Crown as is the case throughout the Province. In this regard, the Director of Finance noted that a study of street maintenance done a few years ago showed that if the Provincial Government shared in the maintenance of streets in Vancouver, there would be a considerable sum coming to the City annually from the Province.

It was also noted that St. Paul's Hospital is now a member of the B.C. Medical Centre and as a major hospital, will benefit not only the residents of the City of Vancouver, but residents from the entire Province.

It was noted that where other utilities are provided to the hospital, they are provided at a charge even though the provision is for a hospital. Consideration was given to the value of the land in question and disruption that would be caused in the area due to the hospital expansion.

The City Engineer noted that in the case of other hospitals in the City, a nominal fee of \$1.00 has been charged for closed streets and lanes.

After considerable discussion, your Committee

RECOMMENDS that the closed street and lane required for the expansion of St. Paul's Hospital be sold at market value.

(Alderman Harcourt recorded as voting in the negative)

2. Skills Producing Industrial Complex
for Low Income People

At the meeting of the Finance Committee on August 1, 1974, representatives of the Vancouver and District Public Housing Tenants Association were heard in regard to their request for inclusion in the 1976-80 Capital Program, funds to develop a Skills Producing Industrial Complex for Low Income People, and City-owned property on which to develop such a complex. (their original brief is circulated)

cont'd.....

Clause No. 2 continued

Council on August 13, 1974, passed the following motion when dealing with a report of this Committee:

"THAT the Director of Social Planning be asked to meet with representatives from the Department of Manpower and Immigration, the Department of Human Resources and the Vancouver School Board to coordinate ideas for financing an industrial skills producing complex for submissions to the Standing Committee on Social Services for consideration;

AND THAT the Standing Committee of Council on Social Services be requested to consider the lease of appropriate property for this purpose."

Since that time, discussions have been carried out among representatives of the City's Social Planning Department, the Federal Department of Manpower and Immigration, the Provincial Department of Labour, Vancouver School Board, Vancouver and District Public Housing Tenants Association and the Provincial Department of Human Resources.

Representatives from these Federal and Provincial Departments and from the Vancouver and District Public Housing and Tenants Association were present to discuss the proposal at this meeting of the Committee.

The Committee attempted to determine whether or not there was a need for such a complex for training in various skills for low-income people, or whether training opportunities were already being made available through the senior levels of government.

Mr. R. Azad, Associate Deputy Minister, Department of Labour, noted that it was not simply a building that was required, but that there are additional ongoing expenses for equipment, for maintenance, for operating and upgrading as well as cost of instructional staff, all of which must be considered. He urged that all other alternatives be explored prior to the City making a commitment. He urged the representatives of the Association to work with the Department of Labour and use facilities that are now available for training. He indicated that it was the Provincial Government's responsibility to make facilities available if there are not sufficient at the present time.

Mr. D. Stead of the Department of Manpower and Immigration noted that steps have been taken to provide training in specific areas of Vancouver, such as the Strathcona area. These are operated by the Vancouver Community College in an attempt to upgrade the educational standards of people in that area. It was noted that the responsibility for training in this Province is vested in the Department of Labour and the Department of Education. The Federal Department of Manpower and Immigration can purchase training from these agencies but does not have the authority nor the ability to hire instructors.

Representatives from the Tenants' Association emphasized that the facility they are attempting to have constructed was never meant to only include tenants in public housing, but is for low-income people throughout the City. They indicated that approximately 16,000 families in Vancouver could benefit from such a facility, whereas the figure would be considerably less if considering only tenants in public housing.

After considerable discussion, your Committee

RECOMMENDS

- (a) That the Vancouver City Council request the Provincial Government Departments of Labour, Education and Human Resources to determine the training needs of the people represented by the Vancouver and District Public Housing Tenants Association, including determining who would take advantage of the training and what type of training would be required;

Clause No. 2 continued

- (b) That the Department of Labour be asked whether or not they would be in favour of building, equipping and operating a detached facility as proposed by the Tenants' Association;
- (c) That, should the need be established by these Provincial Government departments, City Council favourably consider the granting of land for such a purpose.

(Alderman Bowers recorded as opposing recommendation
(c))

The Vancouver and District Public Housing Tenants Association thanked Alderman Harcourt for his work as a liaison between Council and their Association, and asked particularly that this be recorded. Alderman Harcourt agreed to continue his liaison activity.

3. Development Permit Application Process

On October 3, 1974, the Standing Committee of Council on Finance and Administration held a Public meeting to discuss the Development Permit Application process and resolved:

"THAT a meeting of the Finance Committee, City Manager and the Director of Planning be scheduled for the near future to discuss the suggested changes to the Development Permit Application process."

At this meeting of the Committee, Mr. Roy Lisogar, representing the Amalgamated Construction Association, presented a brief with recommendations for improvement in the present application processing procedure as follows:

(i) Eliminate Duplication

In Vancouver we must get two permits. A Development Permit and a Building Permit. We have two sets of plan checkers and two completely separate departments for one development. The more consolidation we could have the less time it will take to process permits.

(ii) Eliminate Requirement of Excess
Detail in Development Permits

Great masses of detail are often required from a builder prior to the issuance of a Development Permit. All of these items have to be drawn and/or obtained prior to the issuance of a Development Permit. In the Development Permit approval these could all be listed as a condition for receiving a Building Permit (with a stock clause) example: "D.P. is hereby granted subject to the Development complying with the following items prior to receiving a Building Permit:

- a. Consolidate title
- b. Screening of all roof air conditioning
- c. Fence the rear yard
- d. Increase loading bays to four, etc."

In this manner amended drawings would not have to be redrawn and three copies reissued and then plan checked for a Development Permit again. Also, lengthy delays such as waiting for consolidation of titles, etc., would not be necessary.

A Development Permit could then be issued immediately after the plan checker has completed his work.

(iii) Landscape Drawings

Make landscape drawings a requirement for a Building Permit and not for a Development Permit as we now have.

- a. Often by the time the final design is completed for a Building Permit the landscape requirements change.
- b. Occasionally a project doesn't proceed beyond a Development Permit. This would eliminate drawings to be checked and save the checker time.

cont'd....

Clause No. 3 continued

- c. A Development Permit is a preliminary design. A landscape drawing is a final design. These conflict.
- d. That in landscape drawings, latin names be not required.

That should a landscape drawing be rejected that it be stated specifically by the plan checker exactly what revisions he requires for acceptance of plan.

(iv) Design Panel Problems

The Design Panel is not serving the use and purpose it was intended to. It is one of the major bottlenecks at present in the issuance of a Development Permits.

The Design Panel with its name chaged recently to Urban Design Panel has the single viewpoint of a few architects appointed to the Design Panel. Their viewpoint is not necessarily that of many other, perhaps more experienced architects. It does not seem right for these individuals to force their viewpoint on everyone in this City.

It is wrong in principle, and there could be a strong conflict of interest where one architect is judging the work of another. Considerable unnecessary delays are caused in redrawing drawings.

The power given the Design Panel recently that their recommendations must be accepted by the Technical Planning Board, and if not that they be sent directly to Council and that their recommendation be accepted or the Development Permit application is refused - causes unnecessary delays. This makes an appointed body of citizens called the Design Panel have complete control and delay of issuance of Development Permits.

At present, compromise designs are being done to appease the Panel. All Design Panel meetings are secret meetings, held behind closed doors. Property owners may not attend these nor are they permitted to speak to their design. Only architects are allowed to attend.

The Construction Association is most seriously concerned about design. Annual competitions are held amongst members to encourage upgrading. It is our recommendation that the Design Panel be relegated to an advisory position as they were when the panel was first formed. That if they are retained that they meet weekly and publicly.

Mr. Lisogar indicated a Committee of the Amalgamated Construction Association would be pleased to attend future study sessions called to streamline any new system.

The Director of Planning commented that the points in the brief were useful and should be considered.

The Committee also considered the following report submitted by the City Manager dated November 21, 1974, in regard to the Development Permit Application process which contained several recommendations:

" Background

In 1973, City Council received two reports concerning the procedures and staffing requirements for processing development permits. The first report was dealt with by Council on October 2, 1973, and the second on December 11, 1973.

In the December, 1973, report, the recommendations of the City Manager included this item:

"That review of the implementation of the report be made in November, 1974, and results reported to City Council at that time."

cont'd....

Clause No. 3 continued

On July 9, 1974, the Mayor recommended that the Standing Committee of Council on Finance and Administration carry out a full-scale and complete review of the procedures involved. As a result, Alderman Bowers made a survey covering 195 development permit applications, and on October 3, 1974, a public meeting was held to receive a report from the City Manager and various members of the public. The Chairman indicated that the purpose of the meeting was to provide the City Manager with suggested improvements and/or proposals for change in the process system. The Committee's report was received for information by City Council on October 22, 1974.

Following the meeting of the Standing Committee of Finance and Administration of October 3, 1974, two submissions were made to City Council concerning recommended changes in the Zoning and Development By-law which, when implemented, will eliminate the need for processing to be undertaken by a Plan Checking Assistant at present equivalent to approximately 15 to 20 hours each week.

The Administrative Analyst has re-examined the current procedures with various members of the Planning Department and the Department of Permits and Licenses, and his observations are outlined in Appendix I.

During the current review of this whole matter, the Director of Planning has implemented some administrative changes, and now reports as follows:

"The Zoning Division consists of three groups: The Development Permit Group, Zoning Group, and the Subdivision Group. The leader of each of these groups takes the major responsibility in his area. With the addition of the extra staff this will leave the Group Leader of the Development Permit Group more readily available for attending meetings where Development Permits are under consideration and for dealing with those major items with relation to Development Permits.

This means that on most occasions the leader of the Development Permit Group will be discussing Development Permits with City Council, City Planning Commission or Standing Committees of Council and this individual or one of the Plan Checkers will be presenting the departmental view point on most occasions to the Board of Variance.

This does not mean that the head of the Zoning Division will never appear at these meetings. It does mean that he will only do so where there are major policy items involved and in fact the Director of Planning himself may be required to appear on some occasions.

The main responsibility for processing Development Permits and in dealing with developers will lie with the leader of the Development Permit Group and in most cases contacts with developers will be by the individual Plan Checker or Group Leader. Contact with people above this level, either the Zoning Planner, the Deputy Director or the Director, will normally only be at the request of the Plan Checker or Group Leader. This will mean that the senior people will not respond to standard cases, these will be diverted automatically to the Development Permit Group. Accusations of unavailability will therefore continue to be made but if the Development Permit Group are to assume a greater share of responsibility they must maintain prime contact with developers."

I would prefer that the Development Permit Group be separated from the remainder of the Zoning Division and for a trial period of one year the Supervisor report directly to the Deputy Director of Planning. The Zoning Planner to confine his responsibility to matters of subdivision, strata title, rezoning and Zoning By-law amendments, and to be available as a resource person to act in a consulting capacity to the Development Permit Sub-committee and to members of the Development Permit Group and senior members of the Planning Department.

The Director of Planning disagrees with the foregoing proposal, and Council may therefore wish to continue with the newly implemented procedures quoted above for a trial period.

In either case, I RECOMMEND that the whole matter be reviewed and the results reported to Council in twelve months' time.

cont'd....

Clause No. 3 continued

FURTHER RECOMMENDATIONS:

Staffing

The following additional positions to be established in the Development Permit Group:

- 1 P.C.A. II
- 1 P.C.A. IV
- 1 position (to be classified by the Director of Personnel Services, to act as expeditor for the group.) The duties of this latter position to include the follow-up of complaints, and to check the status of applications to ensure that none are overlooked, and thereby eliminate unnecessary delays.

Estimate of Costs (1974 rates)

	Balance of 1974	12 months in 1975
* 1 P.C.A. II (\$842 per month)	-	\$10,104
* 1 P.C.A. IV \$1,011 per month)	-	12,132
* 1 "Expediter" (say, \$1,011/month)	-	<u>12,132</u>
		\$34,368
Fringe benefits 12 1/2%		<u>4,315</u>
		\$38,683
Furnishings and equipment	<u>\$5,300</u>	

* (Positions to be filled effective January 1, 1975.)

I RECOMMEND that the foregoing costs be approved in advance of the approval of the 1975 budget.

Staff Fluctuations due to
Variations in Work Load

It is probable that the volume of Development Permit applications will fall due to the current economic conditions. This could reduce the number of zoning Plan Checking Assistants required from time to time. Promotions and attrition, plus utilization of this staff in other functions in the department, could allow for adjustment of staff to suit varying volumes in permit applications.

Since there is a fairly large turnover in P.C.A. I's, the Permits and Licenses Department should be able to adjust by not filling vacancies as volume varies.

It is RECOMMENDED that the Director of Planning and the Director of Permits and Licenses report monthly to the City Manager on work load and staffing requirements related to the development permit function.

Training

I have instructed that an in-house training programme be developed by the Personnel Services Department to train suitable staff for P.C.A. I positions, and to train P.C.A.'s for purposes of temporary and permanent promotions. When arrangements for such training programmes have been completed, I RECOMMEND that the Director of Personnel Services be authorized to include the costs thereof in his annual budget.

Information Pamphlets

Council has already instructed that suitable information booklets be prepared to describe the procedures for obtaining development and building permits.

I RECOMMEND that the Director of Planning and the Director of Permits and Licenses report to Council in one month on their suggestions with respect to these pamphlets and the estimated cost of producing them.

Clause No. 3 continued

Fees

I RECOMMEND that the Director of Finance be instructed to carry out a study of the fee structure related to the function of issuance of development and building permits; this study to be commenced immediately and reported to Council as quickly as possible so that fees can be adjusted as necessary to meet the costs of providing the functions.

V.M.R.E.U.

A copy of this report has been given to the Business Manager of the Vancouver Municipal and Regional Employees' Union. "

Following discussion, your Committee

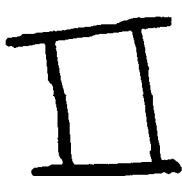
RECOMMENDS

- (a) That the brief from the Amalgamated Construction Association be received and the Director of Planning be requested to report back to the Standing Committee on Finance and Administration on the recommendations contained within the brief;
- (b) That the recommendations of the City Manager contained in the foregoing report dated November 21, 1974, be approved.

The meeting adjourned at approximately 3:40 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 843



REPORT TO COUNCIL

FROM ALDERMAN MARZARI, VICE CHAIRMAN, AND ALDERMAN GIBSON, MEMBER
STANDING COMMITTEE OF COUNCIL ON SOCIAL
SERVICES

A meeting of the Standing Committee of Council on Social Services was called in No. 1 Committee Room, third floor, City Hall, on Thursday November 28, 1974 at 1:30 p.m.

PRESENT: Alderman Marzari, Vice Chairman
Alderman Gibson

ABSENT: Alderman Rankin
Alderman Hardwick

COMMITTEE
CLERK: H. Dickson

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There being no quorum present this report is submitted by Alderman Marzari, Vice Chairman of the Social Services Committee, and Alderman Gibson, for Council's consideration.

RECOMMENDATIONS

1. Alliance of Handicapped - Request For Assistance With Transportation Requirements

The Aldermen had before them for consideration a letter dated September 23, 1974, (circulated) from Mrs. Pat Doddmun, Vice Chairman of the Alliance of Handicapped, and a brief presented to the Aldermen at the meeting by Mrs. Doddmun (circulated). The brief pointed out the need for one more bus to be added to the existing 11 "Easter Seal" buses which provide transportation for handicapped persons.

Cost of an additional bus would be \$6,473.78 and the additional bus would reduce the current \$3.00 fare for each return trip per person to \$2.50.

The brief also stated a grant of \$200,000, shared with senior governments, would reduce the cost of each round trip per person fare from \$3.00 to \$1.00.

It was alleged that handicapped persons are occasionally refused transportation by taxi drivers.

The brief asked what employment opportunities are available at City Hall for handicapped persons.

A representative of the Social Planning Department advised that the department is planning an investigation in January of transportation for the handicapped.

Following discussion it was,

Cont'd...

Clause No. 1 Continued:

RECOMMENDED

- (a) THAT the Social Planning Department examine the matter of transportation for handicapped persons including what services are being offered by various agencies now, the need for an additional bus for transportation of handicapped persons and the effect such an additional bus would have on the per person round trip fare, for report to the Social Services Committee;
- (b) THAT the Social Planning Department examine part-time job opportunities for handicapped persons and report to the Social Services Committee;
- (c) THAT the Vehicles for Hire Board be asked to examine the question of whether the alleged refusal of taxi operators to serve handicapped persons is grounds for cancellation of their licenses.

2. Acoustics In Committee Room No. 1

During consideration of the above item Alderman Gibson observed that acoustics in Committee Room No. 1 are poor and that persons using the room occasionally encounter difficulty hearing each other.

It was,

RECOMMENDED

THAT Council consider providing public address equipment in Committee Room No. 1.

3. City Centre Youth Resources - Request For Funding For Nurse and Medical equipment

The Aldermen had before them for consideration a brief, (circulated) from City Centre Youth Resources requesting:

- A) THAT funds be made available for a nurse to deliver medical services to youths three hours in the evening, six days a week at the Family and Childrens Services facilities at 52 Water Street;
- B) THAT funds be made available to purchase the medical equipment necessary for providing these services.

Letters of support, including one from Dr. G.H. Bonham, City Medical Health Officer, were appended to the brief.

A representative of the Health Department stated the department agrees with the proposal and that the existing Pine Street clinic which offers similar services, although currently facing a heavy caseload, could provide back-up services to the service proposed for 52 Water Street.

The Health Department representative stated the nurse would cost \$1,000 per month and that medical supplies and equipment would cost up to \$1,000.

It was stated the proposal is for a six month demonstration project.

Following discussion it was,

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Clause No. 3 Continued:

RECOMMENDED

- (a) THAT Council approve a grant of up to \$7,000, to be administered by the Medical Health Officer to provide a nurse to deliver medical services to youths at the Family and Childrens Services facilities at 52 Water Street, this amount to pay the cost of a nurse for six months and up to \$1,000 for purchase of medical equipment and supplies;
- (b) THAT the Medical Health Officer request the Provincial Government to share in the cost of this service.

4. Board of Police Commissioners - Information Report

The Aldermen had before them for consideration a letter dated November 22, 1974, (circulated) from R. Pickering, Secretary of the Board of Police Commissioners.

The letter was in response to the Social Services Committee's recommendation, approved by Council October 29, 1974,

"THAT Council request the Police Board to reinstate policing of the East Hastings area to the same level as was in effect in the summer of 1973."

The letter stated that the Board of Police Commissioners considered this request at its meeting of November 14, 1974, and that at that meeting Deputy Chief Oliver reported it was not possible to reinstate the task force operation that was implemented in 1973 because of other urgent policing problems.

The letter stated further that the Chief Constable advised the Board that the area in question would be given as much attention as possible within the limits of the available manpower.

Following discussion it was,

RECOMMENDED

THAT the letter, dated November 22, 1974, from the secretary of the Board of Police Commissioners be received and that representatives of the Board of Police Commissioners be requested to appear before the Social Services Committee to explain more fully why the East Hastings area cannot now be policed at the same level as it was in 1973.

5. Vancouver Gay Information Service - Grant Request

The Vancouver Gay Information Service in September applied to the Social Services Committee for a grant of \$26,720 and the Committee referred the application to the Social Planning Department for report.

The Aldermen had before them for consideration a report from the City Manager, dated November 4, 1974, in which the Director of Social Planning recommended that no grant be given to the Gay Information Service.

Representatives of the Vancouver Gay Information Service appeared before the Aldermen and expressed dissatisfaction with the report and read to the Aldermen a five page statement (circulated) requesting the Social Services Committee to ask the Social Planning

Cont'd...

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Clause No. 5 Continued:

Department for another more detailed report on their grant application, such report to be prepared in co-operation with the Vancouver Gay Information Service and submitted to the Social Services Committee in one month.

The Vancouver Gay Information Service delegation claimed that normal social services are often denied to homosexuals because of prejudice and a grant to the Vancouver Gay Information Service would be used to mediate available services to those who are, or feel themselves to be effectively denied these services.

The Vancouver Gay Information Service representatives suggested the City undertake a research study of discrimination against homosexuals.

Following discussion it was,

RECOMMENDED

THAT another, more detailed, report on Vancouver Gay Information Service's request for a \$26,720.00 grant be prepared by the Social Planning Department for submission to the Social Services Committee and that a meeting of the Vancouver Gay Information Service, the Gay Alliance Toward Equality, (G.A.T.E.) the Social Planning Department, the Health Department, and one member of the Social Services Committee be held to determine terms of reference for the report.

6. Neighbourhood Services Association - Grant Request for \$120,000

The Neighbourhood Services Association has applied for a grant of \$120,000 from the City toward its 1975 budget and the application is currently under study by the Social Planning Department, which will report on the application, along with other grant applications, to a joint meeting of the Social Services and Finance Committees scheduled for December 12, 1974.

In order to acquaint the Aldermen with the wide range of services offered by the Neighbourhood Services Association, representatives of the organization appeared before the Committee and gave a forty-minute presentation, illustrated by slides.

The representatives stated that the Neighbourhood Services Association has a total budget of approximately \$562,000 and that the \$120,000 requested from the City is required to maintain existing services.

Following the presentation there was brief discussion on the submission and it was,

RECOMMENDED

THAT the submission of the Neighbourhood Services Association be received.

The Meeting Adjourned at 3:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 831, 844-5

III

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

November 28, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the #1 Committee Room, third floor, City Hall, on Thursday, November 28, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey

ABSENT: Commissioner DuMoulin

CLERK: M. Cross

The Minutes of the Meetings of October 31st and November 14th, 1974, were adopted.

RECOMMENDATION1. Fraser River Street Ends

In a report presented to the Committee on November 14, 1974, the Chairman recommended that two street ends along the Fraser River i.e. Elliott and Shaughnessy, be developed for public access and family recreation. The Committee recommended that the Director of Planning be instructed to report to the next meeting on the immediate development of all ten street ends for public access.

Mr. R. Youngberg, Associate Director, Area Planning, using photographs and illustrations reviewed the presentation received by the Environment Committee approximately one year ago and outlined the pros and cons of the ten street ends. The report presented to the Environment Committee a year ago had been sent to the Park Board for comment on four street ends considered suitable for initial development i.e. Kerr, Elliott, Crompton and Shaughnessy.

The Committee now feels that seven street ends i.e. Crompton, Elliott, Shaughnessy, Gladstone, Kerr, Beatrice and Jellicoe, should be considered for immediate development with maximum development of Elliott and Shaughnessy street ends. Development under the Hudson Street Bridge should also be considered.

RECOMMENDED

- (a) THAT the Director of Planning and the City Engineer be instructed to proceed with terms of reference for a consultant to prepare working drawings for a design of the seven street ends to include any City lands in between; with maximum development of Shaughnessy and Elliott street ends and minimum development of the remaining five.
- (b) THAT an expenditure of up to \$15,000 be authorized to hire a consultant for the above study, funding to come from Capital Appropriation 550-9221, Development of the Fraser River for Public Access.

cont'd ...

Standing Committee of Council on
Waterfront and Environment 2
November 28, 1974

Clause No.1 (continued)

- (c) THAT the Director of Planning be instructed to negotiate with the Federal and Provincial Governments to determine the best utilization of the area under the Hudson Street Bridge for public access and family recreation.
- (d) THAT the Director of Planning in consultation with the City Engineer report back direct to Council on the cost of implementation of the study.

2. Dogs

The report of the Director of Permits & Licenses dated October 31, 1974, was withdrawn by the City Manager for revision. The Committee felt that this matter should be considered by the 1975 Committee.

RECOMMENDED

THAT the revised comprehensive report of the Director of Permits & Licenses re "Dogs" be referred to the 1975 Committee dealing with environmental matters.

3. Final Report - Waterfront Steering Committee

Mr. R. J. Spaxman, Director of Planning, advised that the work of the Waterfront Steering Committee had been completed. The Steering Committee felt a small Federal-City Liaison Committee should be set up, similar in composition to the existing Committee, to assist in the implementation of the Waterfront Study and related matters.

RECOMMENDED

THAT a Federal-City Liaison Committee be set up to assist in the implementation of the Waterfront Study and related matters; the composition of the Committee to be similar to the existing Waterfront Steering Committee with the City representatives being the Director of Planning as Chairman and the City Engineer.

4. Waterfront Working Committee - Status Report

Mr. R. J. Spaxman, Director of Planning, advised that the Waterfront Working Committee, under his chairmanship, has been meeting twice a month to discuss matters primarily affecting the area bounded by Burrard, Hastings and Main Streets and the Waterfront to ensure that the views of the various agencies (i.e. Marathon Realty, Bureau of Transit, G.V.R.D. and City departments) were properly integrated in the planning for the area.

RECOMMENDED

THAT the Status Report of the Director of Planning with respect to the Waterfront Working Committee be received with the section on "Future Concerns" being referred to the 1975 Council.

FURTHER THAT the members of the Waterfront & Environment Committee wish to express to the 1975 Committee set up to consider environmental matters that they would like to see the Project 200 development scaled down significantly from the proposal presented to them in March 1974.

Standing Committee of Council
 on Waterfront & Environment 3
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5. Waterfront Planning Study - Stage IV - Implementation

Mr. R. J. Spaxman, Director of Planning, submitted an information report to the Committee explaining the contents of the Stage IV Implementation Report of the Project Manager, Waterfront Planning Study. (A copy of the Stage IV Report is on file in the City Clerk's Office)

Mr. R. C. Mann, Project Manager, Waterfront Planning Study, stated that three parts of the four part Stage IV report were included at this time i.e. Working Paper #1 - Area Management, Working Paper #2 - Regulations, and Working Paper #3 - Action Plan.

Working Paper #1 contains a variety of options open to the City for area management and concludes with recommendations from the Project Manager, i.e.

- (a) political guidance is needed
- (b) a Waterfront Working Committee of senior staff officials including transportation and urban design specialists should be set up
- (c) the Park Board should assign a senior staff member to the Committee noted in (b)
- (d) twelve Waterfront Trustees should be appointed by the Mayor to report to Council
- (e) the aforementioned Trustees should appoint consultants to advise on urban design
- (f) the Mayor and Council should appoint a local area manager to oversee the quality of urban design on the waterfront
- (g) the Federal Government should undertake the major share of the financial responsibility.

Working Paper #2 describes the need for urban design criteria, ways of encouraging developers through bonusing and means of expediting the development permit process.

Working Paper #3 contains a "framework for action" for the different aspects of the decision making process, and indicates division of labour and a priority time table.

Mr. Spaxman advised that the Planning Department is presently putting together a report relating two legislative needs for the G.V.R.D. plan amendment and a great deal of discussion and decision making needs to be done. He would like to seek guidance from the new Council as to how to proceed at staff level to implement the plan amendment.

RECOMMENDED

- (a) THAT the report "Waterfront Planning Study - Stage IV - Implementation" be circulated by the Director of Planning to:
 - (i) various agencies interested in the Waterfront Planning Program (Vancouver Port Authority, National Harbours Board, Board of Trade, Downtown Business Association, Downtown Eastside Residents' Association, groups interested in housing).
 - (ii) the Aldermen-Elect
 - (iii) Board of Parks & Recreation

with copies being made available in the public libraries.

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Standing Committee of Council
on Waterfront & Environment 4
November 28, 1974

Clause No.5 (continued)

- (b) THAT the Waterfront & Environment Committee recommends to the 1975 Council that it receive a report reference on the entire Waterfront Planning Study with interested groups or individuals being invited to attend.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) E-45

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

November 28, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 2 Committee Room, Third Floor, City Hall on Thursday, November 28, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari

ABSENT: Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meetings held October 31 and November 7, 1974 were adopted.

RECOMMENDATIONS

1. Neighbourhood Pub Application -
1403 Commercial Drive

Mr. Victor Maglio appeared before the Committee in support of his application for a neighbourhood pub at 1403 Commercial Drive. The Committee reviewed the application and the amenity report which indicated that the site is located in a commercial area on Commercial Drive. The main floor of the building is occupied by a restaurant and retail businesses, the second and third floors containing residential suites. North and south of the site is largely commercial with residential uses of the second and third floors of the buildings. East of the proposed location are several small retail grocery stores, two churches and church halls, several rest homes and one private hospital but the majority of the buildings are mixed residential uses. West of the site is similar to the east side with several rest homes and one private hospital, along with one elementary school and the large Britannia School Project but the district is largely residential in character.

The Committee discussed the application with Mr. Maglio and after due consideration it was

RECOMMENDED

THAT the application of Mr. Victor Maglio for a neighbourhood pub at 1403 Commercial Drive be approved in principle subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 1403 Commercial Drive, the cost of such referendum to be borne by the applicant, Mr. Maglio.

FURTHER THAT the applicant must comply with all applicable City legislation.

2. City Owned Lands - D.L. 753, Blocks G-K
Situated Between Commercial and Findlay

In a communication dated August 16, 1974 Mr. Tim A. Cronin, on behalf of petitioners, notified the members of Council that these

Cont'd . . .

Standing Committee of Council 2
 on Community Development
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Clause #2 continued:

residents in the area of the City-Owned lands, D.L. 753, Blocks G-K, situated between Commercial and Findlay, would object to a low-income housing development being placed on these City-Owned lands and requested that they be notified as to what use the City proposes for this site.

The Committee had before it for consideration the following report of the Director of Planning dated October 28, 1974 on the subject matter:

"In late August, 1974, the City received a letter (attached) from residents in the area adjacent to these lands outlining their opposition to any form of low income housing development on this property.

The City has owned land in this block (Zoned RS - 1) since 1922 and has gradually acquired lots as they came on the market. There has been no accelerated acquisition program. The current subdivision and housing is substandard.

A number of the lots have come on the market within recent years and these have been acquired with the intention of eventual consolidation of the total parcel for purposes of redevelopment. In a report to Council in June, 1973, summarizing potential housing sites in the City, this parcel of land was identified as Site No. 120, 1.56 acres, with a potential of 25 - 70 units depending on the housing type mix (i.e. family, seniors or specialized housing). The existing City ownership and proposed project outlines is illustrated on the attached map. There are no design concepts developed for this site at this time and it is not envisaged that there will be until consolidation is complete.

This parcel of land lies within the Cedar Cottage Neighbourhood Improvement Area. On September 4, 1974, a motion was passed by the Cedar Cottage N.I.P. Committee stating that "no decisions about the proposed Housing Project (bounded by) Victoria Diversion/Findlay/16th Avenue be made by City Council without first notifying this Cedar Cottage N.I.P. Committee and all the residents in the area".

The Director of Planning concurs with this statement and recommends:

That discussion with the local residents take place during the project design stage either through the current N.I.P. process or, if acquisition is not completed within the time span of N.I.P. (i.e. by mid 1977), then through a local committee of area residents."

Mr. Don Sinclair from the Cedar Cottage Planning Office reviewed the foregoing report and it was

RECOMMENDED

THAT the petitioners be advised that when any plans are being considered for the City-Owned lots, D.L. 753, Blocks G-K, situated between Commercial and Findlay, the people in the area will be consulted for their views.

INFORMATION

3. Street Vending Permit -
Mr. Alain Straub

Mr. Straub appeared before the Committee requesting a street vending permit to sell hot desserts on the Granville Mall. Mr. Straub displayed a model of his proposed kiosk.

Cont'd . . .

Standing Committee of Council 3
on Community Development
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Clause #3 continued:

Mr. K. F. Dobell, Assistant City Engineer, Traffic and Transportation Division, advised that Council had, on November 5, 1974, passed a motion to the effect that the total number of licenses to be granted on the mall be held at thirty pending a report from the appropriate Department and that the City Engineer therefore is not accepting further applications at this time as they currently have 53 applications on file.

Mr. Straub was advised by the Committee that until the question of design of the kiosks is resolved and should Council decide to increase the number of kiosks on the mall, little hope could be given to Mr. Straub to obtain a permit for vending on the mall.

RESOLVED

THAT Mr. Straub keep in touch with the City Engineer for further consideration of his application at a later date.

4. Street Vending Permit -
Mr. Ram Roop

Mr. Ram Roop appeared before the Committee requesting a popcorn vendor's license on the Granville Mall.

Mr. K. F. Dobell advised that as stated above no further applications are being accepted at the present time for the Granville Mall and although previous contacts with Mr. Roop began on April 29, 1974, and efforts were made to contact him so that he might be included in the initial group of vendors on the mall, the Permits and Licenses Department were unable to get in touch with Mr. Roop at that time.

RESOLVED

THAT the City Engineer contact Mr. Roop when further applications for the mall are being considered.

5. Street Vending Permit -
Mr. Paul Calder

Miss Janet Murphy appeared for Mr. Paul Calder to appeal a decision of Council on November 5, 1974 when his application for a permit to operate a stand on the mall was not approved. It was noted that Mr. Calder's application was No. 31 and the Committee felt that this application should be referred to the City Engineer for further consideration, e.g. if there becomes a vacancy on the mall consideration could be given to this application, however, after further discussion it was

RESOLVED

THAT Mr. Paul Calder's application for a street vending permit be referred to the City Engineer for report back to the next meeting of the Committee on December 12, 1974.

The meeting adjourned at approximately 4:30 p.m.

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